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2011-002484

Klamath County, Oregon



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02/24/2011 11:46:12 AM

Fee: \$52.00

Recording Requested By and
When Recorded Return to:

Paula L. Kluksdal
Hawley Troxell Ennis & Hawley LLP
P.O. Box 1617
Boise, ID 83701

Until a change is requested,
all tax statements shall be sent to the following address:

Northwest Real Estate Capital Corp.
210 W. Mallard Drive, Suite A
Boise, ID 83706

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

HIGH VALLEY ESTATES CO., a joint venture ("Grantor"), conveys and warrants to NORTHWEST HIGH VALLEY ESTATES LLC, an Idaho limited liability company ("Grantee") the following-described real property free of encumbrances except as specifically set forth herein:

That certain real property situate in the County of Klamath, State of Oregon, and more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference.

This property is free of encumbrances, EXCEPT: any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument and any and all unrecorded leases for the residential housing located on the property.

The true consideration for this conveyance is \$1,150,000.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD

LAWYERS TITLE INS. CORP. 322 P 000 1606
Commercial Services

52Pmt

CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 1 day of February, 2011.

GRANTOR:

HIGH VALLEY ESTATES CO., a joint venture

By: Joe P. Jarvis
Joe Jarvis

Its: Joint Venturer

By: Ruth Jarvis
Ruth Jarvis

Its: Joint Venturer

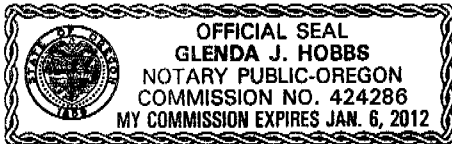
By: RDN Limited Partnership, an Oregon limited partnership

Its: Joint Venturer

By: Ruth D. Niedermeyer
Ruth D. Niedermeyer, general partner

STATE OF OREGON)
) ss.
County of Jackson)

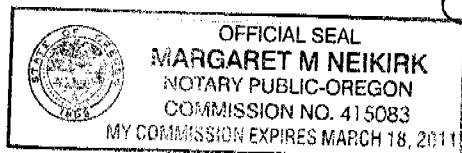
This instrument was acknowledged before me on February 16, 2011, by Joe P. Jarvis and Ruth Jarvis, as joint venturers of High Valley Estates, Co., a joint venture.



Glenda J. Hobbs
Notary Public for Oregon
My commission expires 1/6/12

STATE OF OREGON)
) ss.
County of Columbia)

This instrument was acknowledged before me on Feb. 18, 2011, by Ruth D. Niedermeyer as general partner of RDN Limited Partnership, an Oregon limited partnership, in its capacity as a venturer of High Valley Estates Co., a joint venture.



Margaret M. Neikirk
Notary Public for Oregon
My commission expires 3-18-11

EXHIBIT "A"
Legal Description

A portion of Tract 31 ENTERPRISE TRACTS, in the county of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS; thence South 00°15'30" East along the centerline of Avalon Street, 355.75 feet; thence South 56°38'10" East, 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence South 56°38'10" East 108.05 feet; thence South 73°31'10" East 41.51 feet; thence North 79°52' East 103.20 feet; thence North 70°29'20" East 154.58 feet; thence North 89°25'40" East 82.78 feet; thence North 1°24'20" West 31.01 feet; thence North 89°25'40" East 50.00 feet; thence North 134.58 feet to a point on the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North 81°17' West 23.93 feet; thence 94.98 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 78°00'07" West 94.79 feet); thence South 00°15'30" East 59.01 feet; thence South 89°44'30" West 395.00 feet to a point on the East boundary of Avalon Street; thence along said boundary South 00°15'30" East 132.87 feet to the true point of beginning.