

05 JUN 08 PM 3:11



MT-69410KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
FALCON RIDGE DEVELOPMENT CO LLC,  
an Oregon Limited Liability Company  
3245 Homedale Rd  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 06/08/05 3:11 Pm  
Vol M05 Pg 42736-37  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

FALCON RIDGE DEVELOPMENT CO LLC,  
an Oregon Limited Liability Company  
3245 Homedale Rd  
Klamath Falls, OR 97603

Escrow No. MT69410-KR

### STATUTORY WARRANTY DEED

**Theodore L. Gass**, Grantor(s) hereby convey and warrant to **FALCON RIDGE DEVELOPMENT CO LLC, an Oregon Limited Liability Company**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

#### LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, and the Westerly one-half of Lots 7, 8, 9, 10, 11, and 12, Block 5; Lots 1, 2, 3, 4, 5, and 6, Block 6; Lots 1, 2, 3, 4, 5, and 6, Block 7; all of Block 8; all of Block 9; Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, and 12, Block 10; Lots 1, and 2, Block 11, CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated Coolidge Street, Nungesser Avenue, Linbergh Street and Chelsea Street Adjacent thereto.

SAVING AND EXCEPTING any portion located within U.S. Highway 97, Westside Bypass and Eastside Bypass.

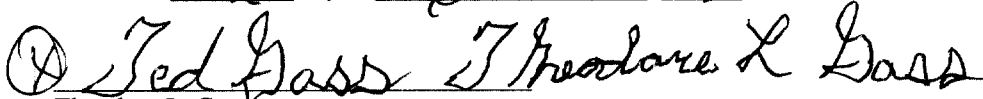
Tax Account No:	3809-019AA-01200-000	Key No:	432277
Tax Account No:	3809-019AA-01300-000	Key No:	432286
Tax Account No:	3809-019AA-01400-000	Key No:	432302
Tax Account No:	3809-019AA-01500-000	Key No:	432311
Tax Account No:	3809-019AA-01700-000	Key No:	432348

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$305,000.00**.

THIS INSTRUMENT WILL 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 CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2 day of 6, 05.

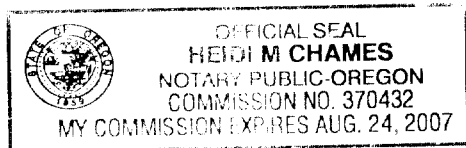
  
Theodore L. Gass



State of Oregon  
County of KLAMATH

42737

This instrument was acknowledged before me on June 2, 2005 by Theodore L. Gass.



Heidi M. Chames  
(Notary Public for Oregon)

My commission expires 8/24/07