

MTT-71201 PS



M05-64760

Klamath County, Oregon

09/21/2005 10:19:35 AM

Pages 2 Fee: \$26.00

After recording return to:

CHARLES F. SAENGER

7132 GARDENA PLACE

KLAMATH FALLS, OR 97603

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

CHARLES F. SAENGER

7132 GARDENA PLACE

KLAMATH FALLS, OR 97603

Escrow No. MT71201-PS

Title No. 0071201

SWD

STATUTORY WARRANTY DEED

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to **CHARLES F. SAENGER and ANDREA B. SAENGER, husband and wife**, 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:

Lot 17, Tract 1424 - GRAY ROCK, Phase 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-008B0-01100-000

Key No: 891502

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 **\$169,000.00**.

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 16th day of September, 2005

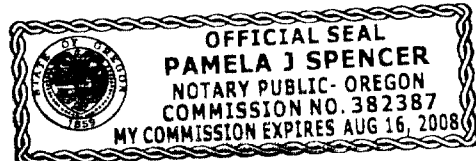
PARADISE HILL DEVELOPMENT, L.L.C.

BY: [Signature]

L. FRANK GOODSON, MEMBER

BY: [Signature]

MARK R. WENDT, MEMBER



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 20, 2005 by L. Frank Goodson, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

[Signature]
(Notary Public for Oregon)

My commission expires 8/16/2008

2600

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on Sept. 16, 2005, by
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon
limited liability company.

Pamela J Spencer
Notary Public for Oregon
My commission expires: 8/16/2008

