

MTZ-70330™



M05-69221

Klamath County, Oregon

11/16/2005 03:07:42 PM

Pages 1 Fee: \$21.00

After recording return to:

Charles R. Dunbar

1005 Lake Ridge Ct.

Klamath Falls, OR 97601

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

Charles R. Dunbar

1005 Lake Ridge Ct.

Klamath Falls, OR 97601

Escrow No. MT70330-TM

Title No. 0070330

58113

STATUTORY WARRANTY DEED

ORE-CAL LAND DEVELOPMENT, LLC AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby convey and warrant to **Charles R. Dunbar**, 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:

****and SUE L. BREEN, with rights of survivorship**

LOT 6, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$75,000.00**.

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 1 day of NOV, 2005

ORE-CAL LAND DEVELOPMENT, LLC, an Oregon Limited Liability Company

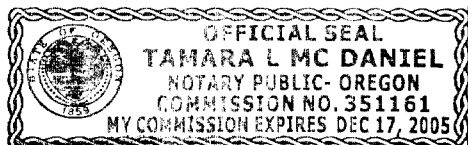
BY:

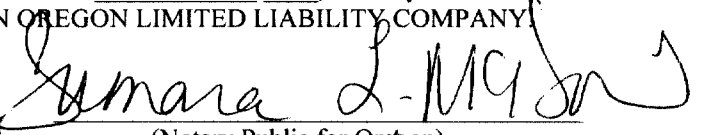

BRANDON HOGUE, MEMBER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on NOV 1, 2005 by BRANDON HOGUE AS MEMBER OF ORE-CAL LAND DEVELOPMENT, LLC AN OREGON LIMITED LIABILITY COMPANY




(Notary Public for Oregon)

My commission expires 12/17/05

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