



After recording return to:  
Richard W. Birr  
7406 Andrew Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard W. Birr  
SAME  
Klamath Falls, OR 97603

File No.: 7021-537528 (SAC)  
Date: November 30, 2005

**M05-70267**

Klamath County, Oregon

12/01/2005 03:46:16 PM

Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Sierra Developments LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Richard W. Birr**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 35, SIERRA HEIGHTS, TRACT 1383, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$224,050.00**. (Here comply with requirements of ORS 93.030)

Dated this 1 day of December, 2005

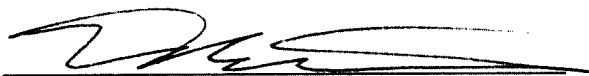
21

APN: **R890318**

Statutory Warranty Deed  
- continued

File No.: **7021-537528 (SAC)**  
Date: **11/30/2005**

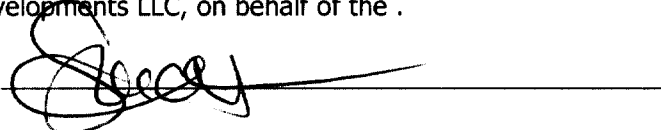
Sierra Developments LLC



By: Michael Wilcher, President

STATE OF Oregon                   )  
  )ss.  
County of                                )

This instrument was acknowledged before me on this 1 day of Dec, 2005  
by Michael Wilcher as President of Sierra Developments LLC, on behalf of the .



Notary Public for Oregon  
My commission expires:

8/2/07

