

MTT-72588 KR



**M06-01029**

Klamath County, Oregon

01/18/2006 02:47:38 PM

Pages 2 Fee: \$26.00

After recording return to:

James F. Clough

P.O. Box U

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

James F. Clough

P.O. Box U

Klamath Falls, OR 97601

Escrow No. MT72588-KR

Title No. 0072588

SWD

### STATUTORY WARRANTY DEED

**FALCON RIDGE DEVELOPMENT CO LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **James F. Clough**, 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 7 through 12, inclusive, Block 10 and 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 Nungesser Avenue 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-01700-000

Key No: 432348

Tax Account No: 3809-019AA-01500-000

Key No: 432311

(A portion of the property)

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 **\$94,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

2600

Dated this 11 day of January, 2006

FALCON RIDGE DEVELOPMENT CO LLC

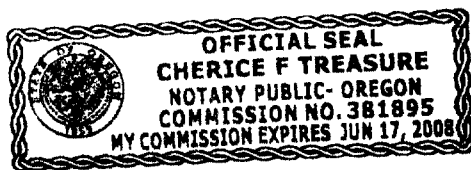
BY: [Signature]  
Don Purio, Member

BY: [Signature]  
Gary Stewart, Member

BY: [Signature]  
Matthew Stewart, Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 11, 2006 by Don Purio, Gary Stewart and Matthew Stewart as ~~XXXXXX~~ members for FALCON RIDGE DEVELOPMENT CO LLC, an Oregon Limited Liability Company.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2008