

mtc-72878



M06-01956

Klamath County, Oregon

01/31/2006 03:09:12 PM

Pages 2 Fee: \$26.00

After recording return to:

THANE A. CLELAND

5800 SW MEADOWS ROAD, SUITE 230

Lake Oswego, OR 97035

Until a change is requested all

tax statements shall be sent to

The following address:

THANE A. CLELAND

5800 SW MEADOWS ROAD, SUITE 230

Lake Oswego, OR 97035

Escrow No. BT085565CD

Title No. 0072878

SWD

STATUTORY WARRANTY DEED

GALLICA THREE/KF 3.5 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **THANE A. CLELAND and RENEE L. CLELAND, as tenants by the entirety**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$452,000.00**.

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)).

Dated this 27 day of Jan, 2006.

GALLICA THREE/KF, 3.5 LLC

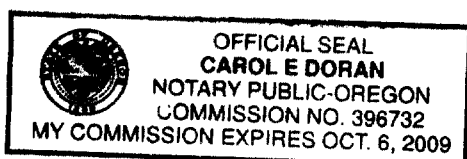
BY:

David W. Sturdevant
DAVID W. STURDEVANT, VICE PRESIDENT, THE S & H GROUP, INC., MANAGING MEMBER

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on January 27, 2006 by DAVID W. STURDEVANT AS VICE PRESIDENT OF THE S & H GROUP, INC., MANAGING MEMBER OF GALLICA THREE/KF, 3.5 LLC.



Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2009

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9 through 16, inclusive, of TRACT 1454 – VILLA PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011DC-12800-000	Key No:	892291
Tax Account No: 3909-011DC-12900-000	Key No:	892290
Tax Account No: 3909-011DC-1300-000	Key No:	892289
Tax Account No: 3909-011DC-13100-000	Key No:	892288
Tax Account No: 3909-011DC-13200-000	Key No:	892284
Tax Account No: 3909-011DC-13300-000	Key No:	892287
Tax Account No: 3909-011DC-13400-000	Key No:	892286
Tax Account No: 3909-011DC-13500-000	Key No:	892285