

M06-02891

Klamath County, Oregon

02/14/2006 02:31:07 PM

Pages 1 Fee: \$21.00

After recording return to:

JIM RAY HOGUE

32159 Transformer Rd.
Malin, OR 97632

Until a change is requested all

tax statements shall be sent to

The following address:

JIM RAY HOGUE

32159 Transformer Rd.
Malin, OR 97632

STATUTORY WARRANTY DEED

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

Grantor(s) hereby convey and warrant to **JIM RAY HOGUE AND CARLA LORRAINE HOGUE, 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:

LOT 42, 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 SW 1/4 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 **\$1.00**

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 14 day of February, 2006

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

BY: Brandon Hogue
BRANDON HOGUE, MEMBER

State of Oregon
County of KLAMATH

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

This instrument was acknowledged before me on Feb 14, 2006 by BRANDON HOGUE AS MEMBER OF ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



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