

MT- 65092 KR



M06-03438

Klamath County, Oregon

02/23/2006 03:24:37 PM

Pages 1 Fee: \$21.00

After recording return to:

Skyridge Estate-IV, LLC, a Nevada Limited

Liability Company

PO Box 1189

Fernley, NV 89408

Until a change is requested all

tax statements shall be sent to

The following address:

Skyridge Estate-IV, LLC, a Nevada Limited

Liability Company

PO Box 1189

Fernley, NV 89408

Escrow No. MT65092-KR

Title No. 0065092

SWD

STATUTORY WARRANTY DEED

John Charles O'Neill and Marlys A. O'Neill, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Skyridge Estate-IV, LLC, a Nevada Limited Liability Company**, 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:

Parcel 1 of Land Partition 57-96 being a portion of Parcel 2 of Land Partition 30-93 situate in the SE1/4 SE1/4 and NE1/4 SE1/4 of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-00000-05102-000

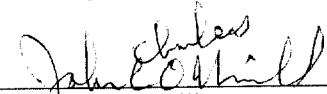
Key No: 874470

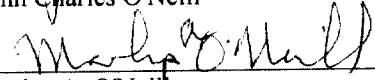
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

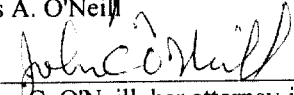
The true and actual consideration for this conveyance is **\$500,000.00**.

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 22nd day of Feb, 2006.

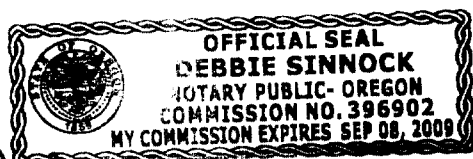

John Charles O'Neill


Marlys A. O'Neill

BY: 
John C. O'Neill, her attorney-in-fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-22, 2006 by John Charles O'Neill for himself and as attorney-in-fact for Marlys A. O'Neill.




(Notary Public for Oregon)
My commission expires 9-8-09

2/10