

M06-05550

Klamath County, Oregon

03/24/2006 03:47:29 PM

Pages 4 Fee: \$36.00



After recording return to:

CCorp

PO Box 638

Redmond, OR 97756

Until a change is requested all tax statements
shall be sent to the following address:

CCorp

PO Box 638

Redmond, OR 97756

File No.: 7021-739550 (MTA)

Date: March 24, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

ALAMEDA FOOTHILLS DEVELOPMENT, LLC, an Oregon Limited Liability Company, Grantor,
conveys and warrants to **CCorp, an Oregon Corporation**, Grantee, the following described real
property free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

This property is free from liens and encumbrances, EXCEPT:


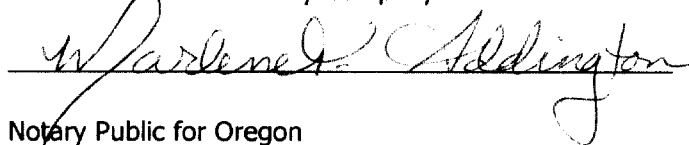
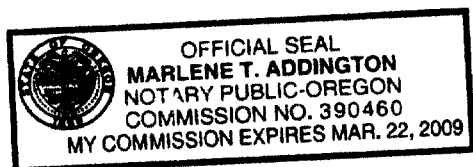
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$677,717.25**. (Here comply with requirements of ORS 93.030)

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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Dated this _____ day of _____, 20____.

Alameda Foothills Development Company,
LLC, an Oregon Limited Liability Company
By: James F. Novak, Member (Alameda
Foothills Development, LLC)
By: Neal G. Buchanan, Member
(Alameda Foothills Development,
LLC)
By: Maria M. Egbert, Member (Alameda
Foothills Development, LLC)STATE OF Oregon)
)ss.
County of Klamath)This instrument was acknowledged before me on this 24th day of March, 2006
by James F. Novak and Neal G. Buchanan as Members (Alameda Foothills Development, LLC) of Alameda
Foothills Development Company, LLC, on behalf of the Limited Liability Company.Notary Public for Oregon
My commission expires: March 22, 2009

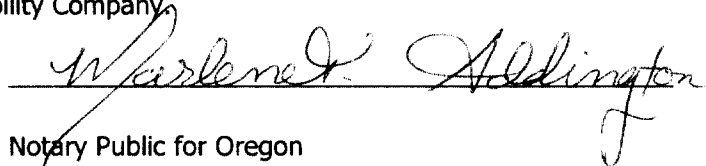
APN: **R442738**

Statutory Warranty Deed
- continued

File No.: **7021-739550 (MTA)**
Date: **03/24/2006**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24th day of March, 2006
by Maria M. Egbert as Member (Alameda Foothills Development, LLC) of Alameda Foothills Development
Company, LLC, on behalf of the Limited Liability Company.



Notary Public for Oregon
My commission expires: March 22, 2009

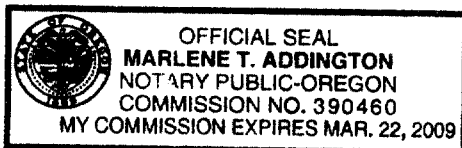


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land lying in Tracts 20 and 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning, Together with a right of way along existing roads on the East side of Tract 21.

Excepting therefrom the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

Also, all of Tract 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305 on page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed Volume 337 on page 350, and by Deed Volume M-67 on page 7464, all Records of Klamath County, Oregon.

Saving and excepting any portion lying within the boundaries of Foothill Blvd.

Tax Parcel Number: R442738 and R442747 and R445067