



After recording return to:
Michael Menefee and Marsha
Menefee
3220 SNOWY BUTTE LANE
CENTRAL POINT, OR 97502
Klamath Falls, OR 97603

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

Michael Menefee and Marsha Menefee
3220 SNOWY BUTTE LANE

~~Klamath Falls, OR 97603~~

~~Klamath Falls, OR 97603~~
CENTRAL POINT, OR 97502

File No.: 7021-639579 (SAC)

Date: February 17, 2006

M06-06108

Klamath County, Oregon

03/31/2006 08:12:40 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jerry O. Anderson and Elizabeth A Anderson, Trustees or their successors in trust, under Anderson Loving Trust dated October 16, 1990, as to an undivided 1/2 interest, and Klamath Cascade Group LLC, as to an undivided 1/2 interest, Grantor, conveys and warrants to Michael Menefee and Marsha Menefee, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 31 thru 60 Tract 1378 Pleasant Vista-Stage 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$1,530,000.00**. (Here comply with requirements of ORS 93.030)

26- F

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)).

Dated this 10 day of March, 2006.

Klamath Cascade Group LLC

Jerry O. Anderson and Elizabeth A.
Anderson, Trustees or their successors in
trust, under Anderson Loving Trust dated
October 16, 1990

Julie Jackson Reg. Agent
By: Julie Jackson, Registered Agent

Jerry O. Anderson Trustee
Jerry O. Anderson, Trustee

Elizabeth A. Anderson Trustee
Elizabeth A. Anderson, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of March, 2006
by as of , on behalf of the .

Stacy Collins
Notary Public for Oregon
My commission expires: 0207

