

**M06-07384**

Klamath County, Oregon

04/14/2006 03:22:58 PM

Pages 3 Fee: \$31.00



After recording return to:  
Blue Sky Acquisitions NW, LLC  
43735 Hwy 39  
Klamath Falls, OR  
97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Blue Sky Acquisitions NW, LLC  
Address as shown above.

File No.: 7021-749324 (MTA)  
Date: April 13, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**CLIFFORD R. ELLIS and MONICA G. ELLIS, husband and wife**, Grantor, conveys and warrants to **BLUE SKY ACQUISITIONS NW, LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PS

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$165,000.00**. (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 ORS 197.352. 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 ORS 197.352.

Dated this 13th day of April, 2006.

APN: R301195

Statutory Warranty Deed  
- continued

File No.: 7021-749324 (MTA)  
Date: 04/13/2006

*Clifford R. Ellis*  
Clifford R. Ellis

*Monica G. Ellis*  
Monica G. Ellis

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 14 day of April, 2006  
by **Clifford R. Ellis and Monica G. Ellis.**

*Adrien Fleeck*

Notary Public for Oregon

My commission expires: March 22, 2009



**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lots 5 and 6 in Block 12, Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath county, Oregon, together with that portion of vacated Donald Street which inurred thereto, Excepting therefrom the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said center line 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning, same being a portion of the N 1/2 of vacated Donald Street in the City of Klamath Falls, Oregon, which adjoining Lot 6, Block 12, Fairview Addition No. 2 to the City of Klamath Falls, Oregon.