

MT73259 KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-07636

Klamath County, Oregon

04/19/2006 03:03:02 PM

Pages 3 Fee: \$31.00

After recording return to:

Cheechov Development LLC, a Nevada Limited
Liability Company

1234 Sandstone Drive

Wellington, NV 89444

Until a change is requested all

tax statements shall be sent to

The following address:

Cheechov Development LLC, a Nevada Limited

Liability Company

1234 Sandstone Drive

Wellington, NV 89444

Escrow No. MT73259-KR

Title No. 0073259

SWD

STATUTORY WARRANTY DEED

Dale S. McDowell Jr. and Pamela J. Schoof, formerly known as Pamela J. McDowell, as tenants in common, Grantor(s) hereby convey and warrant to **Cheechov Development 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 11-94, said Land Partition being situated in the NE1/4 SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and also being a re-partition of Parcels 1 and 2 of Land Partition 64-92, in the E1/2 NE1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3909-001AA-00100-000
Account No.: 3909-001AD-00101-000

Key No.: 503404
Key No.: 874930

DEED RESTRICTION: There will be no more than four (4) homes built on the above-described property.

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 **\$85,000.00**.

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)).

31.00

Dated this 14th day of April, 2006
Dale S. McDowell Jr.
Dale S. McDowell Jr.
Pamela J. Schoof
Pamela J. Schoof

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14, 2006 by Pamela J. Schoof.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2006 by Dale S. McDowell Jr. .

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

