

M06-08983

Klamath County, Oregon

05/05/2006 03:55:43 PM

Pages 2 Fee: \$26.00



After recording return to:
Thane A. Cleland
25610 SW Petes Mountain Road
West Linn, OR 97068

Until a change is requested all tax statements
shall be sent to the following address:
Thane A. Cleland
25610 SW Petes Mountain Road
West Linn, OR 97068

File No.: 7031-811009 (MC)
Date: April 27, 2006

THIS SPACE RESERVED FOR RECORDING

STATUTORY WARRANTY DEED

Gallica Three/KF 3.5, LLC, a Washington Limited Liability Company, Grantor, conveys and warrants to **Thane A. Cleland**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 7 of Tract 1454-Villa Place, according to the official plat thereof on file in the office of the County Clerk of 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 **\$61,000.00**. (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.

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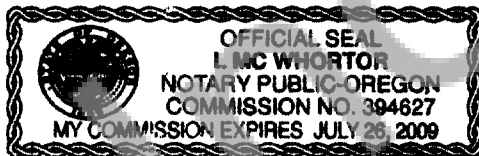
Dated this 1 day of May, 2006.

Gallica Three/KF 3.5, LLC, a Washington
Limited Liability Company


By: David W. Sturdevant, Manager

STATE OF Oregon)
)ss.
County of DESCHUTES)

This instrument was acknowledged before me on this 1ST day of May, 2006
by David W. Sturdevant as Manager of Gallica Three/KF 3.5, LLC, on behalf of the Limited Liability
Company.




Notary Public for Oregon
My commission expires: July 26, 09