



mtc-74628 TM  
THIS SPACE RESE

M06-10511

Klamath County, Oregon

05/24/2006 02:19:39 PM

Pages 1 Fee: \$21.00

After recording return to:

TOM POWLEY

515 Market St.  
Klamath Falls, OR 97601

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

TOM POWLEY

515 Market St.  
Klamath Falls, OR 97601

Escrow No. MT74628-TM

Title No. 0074628

SWD

### STATUTORY WARRANTY DEED

**ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,**  
Grantor(s) hereby convey and warrant to **TOM POWLEY**, 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:

Lot 36, TRACT 1432-QUAIL POINT ESTATES, according to the official  
plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon, being a replat of Parcel 2 of land Partition 27-93  
and Lots 18-26, Block 10 of Buena Vista Addition, situated in the  
SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South,  
Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-030BA-08100-000

Key No: 891984

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 **\$150,000.00**.

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)).

Dated this 23 day of May 2006

ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY

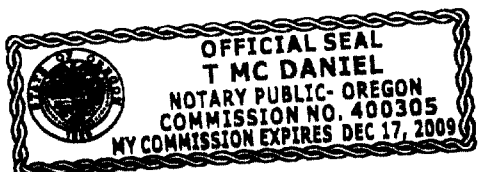
BY: Brandon Hogue

BRANDON HOGUE, MEMBER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 23, 2006 by BRANDON HOGUE AS MEMBER OF ORE-  
CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY.



Notary Public for Oregon

My commission expires 12/17/09