



After recording return to:
Eric Artner
PO Box 609
Jacksonville, OR 97630

Until a change is requested all tax statements
shall be sent to the following address:
Eric Artner
PO Box 609
Jacksonville, OR 97630

File No.: 7021-782441 (SAC)
Date: May 24, 2006

M06-14204

Klamath County, Oregon
07/14/2006 11:38:21 AM
Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Alyson Gaye Casey, Grantor, conveys and warrants to **Artner Development, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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 **\$725,000.00**. (Here comply with requirements of ORS 93.030)

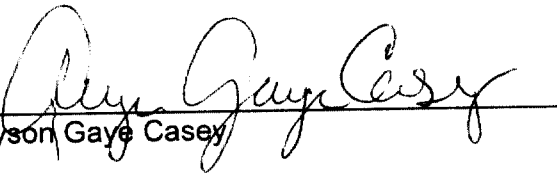
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 11 day of July, 2006

APN: 696875

Statutory Warranty Deed
- continued

File No.: 7021-782441 (SAC)
Date: 05/24/2006


Alyson Gaye Casey

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of July, 2006
by **Alyson Gaye Casey**.



Notary Public for Oregon
My commission expires: 8-2-07



EXHIBIT A

LEGAL DESCRIPTION:

The E1/2 of the NW1/4 of the NW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the N1/2 of the following described property: Beginning at a 5/8" iron rod on the North South centerline of the Northwest 1/4 of said Section 7 from which the West 1/16 corner common to Sections 6 and 7 bears North 00°25'50" West, 465.26 feet; thence North 89°31'16" West 208.74 feet to a 5/8 iron rod; thence South 00°25'50" East, 834.84 feet to a 5/8" iron rod; thence South 89°31'16" East, 208.74 feet to a 5/8" iron rod; thence North 00°25'50" West, 834.84 feet to the point of beginning.

RESERVING an easement for ingress and egress over the Easterly 30 feet of the S1/2 E1/2 NW1/4 NW1/4 of Section 7, Township 39 South, Range 9 E.W.M.