

MTC 75049-KR

THIS SPACE RES

2006-018993

Klamath County, Oregon



09/21/2006 03:40:04 PM

Fee: \$21.00

After recording return to:

Bert T. King, Jr. and Sandra L. King

2130 Holabird

Klamath Falls, OR 97601

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

Bert T. King, Jr. and Sandra L. King

same as above

Escrow No. MT75049-KR

Title No. 0075049

SWD

STATUTORY WARRANTY DEED

Skyridge Estates-III, LLC, a Nevada Limited Liability Company, Grantor(s) hereby convey and warrant to

Bert T. King, Jr. and Sandra L. King, as tenants by the entirety, 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 2, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-026DD-01400-000

Key No: 892496

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:

2006-2007 Real Property Taxes a lien not yet due and payable.


The true and actual consideration for this conveyance is \$ 310,421.00.

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 8th day of September, 2006.

Skyridge Estates-III, LLC, a Nevada Limited Liability Company

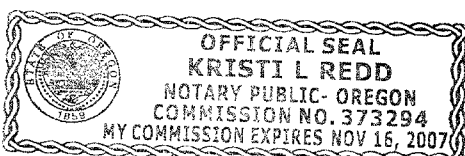
BY:

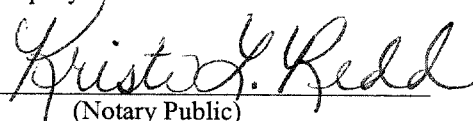

Kenneth R. Gearhart, Managing Member

State of Oregon

County of Klamath

This instrument was acknowledged before me on Sept. 8, 2006 by Kenneth R. Gearhart as Managing Member for Skyridge Estates-III, LLC, a Nevada Limited Liability Company.




(Notary Public)

My commission expires 11/16/2007