

2006-020353

Klamath County, Oregon



After recording return to:

Aspen Tree Homes LLC

34 Bridgford Blvd
Bend OR 97702

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

Aspen Tree Homes LLC

Same

File No.: 7021-881727 (MTA)

Date: September 14, 2006

THIS SP/



10/10/2006 03:48:19 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Ore-Cal Land Development, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Aspen Tree Homes LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 37, 38 AND 41 TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$1,400,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 5th day of October, 2006.

Ore-Cal Land Development, LLC

Jim Hogue

By: Jim Hogue, Registered Agent & Member

Brandon Hogue

By: Brandon Hogue, Member

Carla Hogue

By: Carla Hogue, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of October, 2006
by, as of, on behalf of the LLC

Jim Hogue & Brandon Hogue
& Carla Hogue as Members
of Ore-Cal Land Development, LLC

Marlene T. Addington
Notary Public for Oregon

My commission expires: 3-22-2009

