

THIS SPACE RESEI

2006-020658

Klamath County, Oregon



10/13/2006 03:33:50 PM

Fee: \$26.00

After recording return to:

CHARLES M. LABUWI

925 LAKE RIDGE COURT

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

CHARLES M. LABUWI

925 LAKE RIDGE COURT

KLAMATH FALLS, OR 97601

MITC14057

STATUTORY WARRANTY DEED

ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED PARTNERSHIP, Grantor(s) hereby convey and warrant to **JAMES B. HOGUE**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$1.00**.

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 12 day of October, 2006

ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED PARTNERSHIP

BY: Brandon Hogue
BRANDON HOGUE, MEMBER

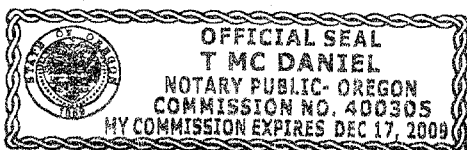
AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 12, 2006 by BRANDON HOGUE AS MEMBER OF ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY PARTNERSHIP.

T McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09



2000

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 17-06, a replat of Lot 8 and a portion of Lot 7 of Tract 1291 – LAKERIDGE PARK and Lots 8, 9 and 10 of Tract 1432 – QUAIL POINT ESTATES, situated in the NE1/4 NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.