



11/07/2006 11:24:15 AM

Fee: \$26.00

After recording return to:  
 Horseshoe Ranch, L.L.C., an Oregon Limited  
 Liability Company  
 c/o James A. Gardner 10400 N.E. Canyon Ranch  
 Drive  
 Terrebonne, OR 97760

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

Horseshoe Ranch, L.L.C., an Oregon Limited  
 Liability Company  
 c/o James A. Gardner 10400 N.E. Canyon Ranch  
 Drive  
 Terrebonne, OR 97760

Escrow No. MT77067-KR  
 Title No. 0077067

SWD

MT77067 KR

## STATUTORY WARRANTY DEED

Ambrose W. McAuliffe and Susan J. McAuliffe, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Horseshoe Ranch, L.L.C., an Oregon Limited Liability Company**, 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:

The Southern 95 feet of Lot 2 and all of Lot 3, in Block 3 of HOYT'S ADDITION to the Town of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3307-V16DD-01700-000

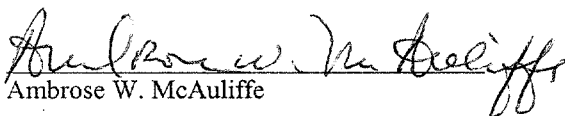
Key No: 75545

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 **\$22,500.00**.

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 16<sup>th</sup> day of October, 2006

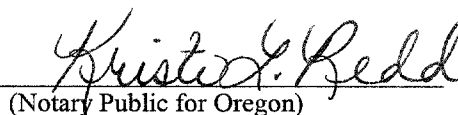
  
 Ambrose W. McAuliffe

see page 2 for signature and notary  
 Susan J. McAuliffe

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on October 16, 2006 by Ambrose W. McAuliffe and Susan J. McAuliffe.



  
 (Notary Public for Oregon)

My commission expires 11/16/2007

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Dated this 27 day of OCT., 2006.

see page 1 for signature and notary  
 Ambrose W. McAuliffe

Susan J. McAuliffe  
 Susan J. McAuliffe

State of \_\_\_\_\_  
 County of \_\_\_\_\_

This instrument was acknowledged before me on 27 Oct, 2006 by Susan J. McAuliffe.

Ree Anne Stephenson  
 (Notary Public)

My commission expires June 30/2011

