2006-023339 Klamath County, Oregon



After recording, return to:

The S&H Group, Inc. 3259 NW Massey Drive Bend, OR 97701

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

The S&H Group, Inc.
3214 NE. 42nd. Street, Suite C
Vancouver, Wa. 98663

MY COMMISSION EXPIRES OCT. 6, 2009

11/21/2006 03:10:01 PM Fee: \$21.00

-WARRANTY DEED-

Gallica Four / KF 24 L.L.C. Grantor, conveys and warrants to Pheasant Run Homeowners Association, Grantee, fee title to all that certain real property situated in the County of Klamath, State of Oregon and being more particularly described as follows:

That certain tract of land situated in the NW½ SE½ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, shown as Common Area on the face of the Plat of Tract 1473 – Pheasant Run, according to the official plat thereof, and being more particularly described as follows:

Beginning at the southwest corner of said Tract 1473 – Pheasant Run; thence along the west line thereof North 00°04'19" West 103.00 feet to the southwest corner of Lot 74 of said Tract 1473 – Pheasant Run; thence along the southerly line of Lot 74 North 72°58'44" East 179.41 feet to the southwesterly right of way line of Birddog Drive; thence along said right of way line 34.39 feet on the arc of a 130.00 feet radius curve to the left having a delta angle of 15°09'30" the long chord of which bears South 48°49'11" East 34.29 feet to the northwest corner of Lot 75 of said Tract 1473 – Pheasant Run; thence along the westerly line of Lot 75 South 17°54'13" West 138.79 feet to the southwest corner of Lot 75; thence South 89°44'29" West 154.51 feet to the point of beginning, containing 0.53 acres.

Free of all encumbrances, except for easements, conditions and restrictions of record.

The true and actual consideration for this conveyance is other than money.

THIS INSTRUMENT WILL 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 AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 15 day of Sept	2006. Gallica Four/, KF 24, L.L.C.
	(Grantor) managing Member
STATE OF OREGON) ss.	·
County of Deschutes)	
This instrument was acknowledged before	
by <u>David w. Sturdevant as Ma</u> nageing	Notary Public for Oregon
OFFICIAL SEAL CAROL E DORAN MOTARY PUBLIC-OREGON	My Commission expires: 10-10 - 2009