



THIS SPACE RESERVED

2006-023902
Klamath County, Oregon



11/30/2006 03:34:33 PM

Fee: \$21.00

After recording return to:
Orchard Hill Properties, LLC, an Oregon limited
liability company
2575 Campus Drive # 401
Klamath Falls, OR 97601

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

Orchard Hill Properties, LLC, an Oregon limited
liability company
2575 Campus Drive # 401
Klamath Falls, OR 97601

Escrow No. MT75605-SH
Title No. 0075605

SWD

MT75605SH

STATUTORY WARRANTY DEED

Janet Pearle, Grantor(s) hereby convey and warrant to Orchard Hill Properties, LLC, an Oregon limited liability company, as to an undivided 50% interest and Orchard Hill Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest, 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:

Lots 5 and 6 in Block 41 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CD-08200-000

Key No: 373492

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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 25th day of November, 2006.

Janet Pearle

STATE OF CALIFORNIA COUNTY OF SONOMA

On November 25th, 2006 before me, Robert Triebel Jr., Notary Public, personally appeared Janet Pearle personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that She executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

