



THIS SPACE RESEI

2006-025264  
Klamath County, Oregon



12/22/2006 02:54:53 PM

Fee: \$21.00

MT75052KR

After recording return to:

Wayne R. Bos

5439 Benchwood Avenue

Klamath Falls, OR 97603

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

Wayne R. Bos

5439 Benchwood Avenue

Klamath Falls, OR 97603

Escrow No. MT75052-KR

Title No. 0075052

SWD

### STATUTORY WARRANTY DEED

**Skyridge Estates-III, LLC, a Nevada Limited Liability Company**, Grantor(s) hereby convey and warrant to **Wayne R. Bos and Janice K. Bos, as tenants by the entirety**, 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:

Lot 22, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-026DD-00900-000

Key No: 892491

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 **\$329,008.00**.

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 21 day of December, 2006.

Skyridge Estates-III, LLC, a Nevada Limited Liability Company

The Superstition Trust under trust agreement dated March 16th 2006, Managing Member

By: Kenneth R. Gearhart  
Kenneth R. Gearhart, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on December 21, 2006 by Kenneth R. Gearhart as Trustee for the Superstition Trust under the trust agreement dated March 16, 2006, as Managing Member for Skyridge Estates-III, LLC, a Nevada Limited Liability Company.

Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6-17-2008

