



THIS SPACE RESERVE

2007-002513  
Klamath County, Oregon



02/13/2007 03:09:00 PM

Fee: \$21.00

MTCT2509-KR

After recording return to:  
Nickelman LLC, an Oregon Limited Liability  
Company  
1830 Alisa Lane  
Klamath Falls, OR 97601

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

Nickelman LLC, an Oregon Limited Liability  
Company  
1830 Alisa Lane  
Klamath Falls, OR 97601

Escrow No. MT72509-KR  
Title No. 0072509

SWD

### STATUTORY WARRANTY DEED

**Pine Cone, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Nickelman LLC, 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:**

Lot 11, Tract 1430 – TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$281,948.00**.

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.

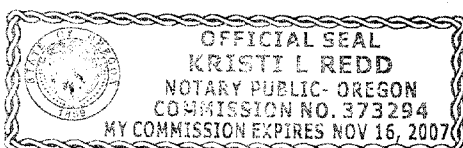
Dated this 13<sup>th</sup> day of February 2007.

Pine Cone, LLC, an Oregon limited liability company

BY: [Signature]  
Robert J. Shaw, Operating Manager

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb. 13, 2007 by Robert J. Shaw as Operating Manager of Pine Cone LLC, an Oregon Limited Liability Company.



[Signature]  
(Notary Public for Oregon)  
My commission expires 11/16/2007

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