



THIS SPACE RESE

2007-002999
Klamath County, Oregon



02/21/2007 03:31:04 PM

Fee: \$21.00

MTCT8069-KR

After recording return to:
Klamath Land & Development, LLC, an Oregon
Limited Liability Company
16161 Roscoe Blvd., Suite 205
North Hills, CA 91343

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

Klamath Land & Development, LLC, an Oregon
Limited Liability Company
16161 Roscoe Blvd., Suite 205
North Hills, CA 91343

Escrow No. MT78069-KR
Title No. 0078069

SWD

STATUTORY WARRANTY DEED

James A. Winter and KumHui Winter, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Klamath Land & Development, 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:

Lots 1, 2, 3 and 32, Block 310, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated alley in Block 310, DARROW ADDITION, lying between Lots 1, 2 and 3 on one side and Lot 32 on the other side thereof.

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 **\$1,050,000.00**.

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.

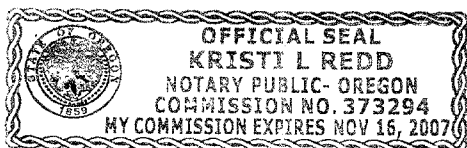
Dated this 17th day of February, 2007

James A. Winter
James A. Winter

KumHui Winter
KumHui Winter

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 17, 2007 by James A. Winter and KumHui Winter.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007

2100