

MTC 78243-KR

2007-003358

Klamath County, Oregon

THIS SPACE RESEI



02/27/2007 03:29:56 PM

Fee: \$21.00

After recording return to:

Pheasant Run 23 LLC, a Nevada limited liability company

121 Taylor Cutoff Rd

Sequim, WA 98382

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

The following address:

Pheasant Run 23 LLC, a Nevada limited liability company

121 Taylor Cutoff Rd

Sequim, WA 98382

Escrow No. MT78243-KR

Title No. 0078243

SWD

STATUTORY WARRANTY DEED

Gallica Four/KF 24, LLC a Washington limited liability company, Grantor(s) hereby convey and warrant to **Pheasant Run 23 LLC, a Nevada 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 37 in Tract 1473 PHEASANT RUN, 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 **\$73,500.00**.

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 26 day of Feb, 2007.

Gallica Four/KF 24, LLC, a Washington limited liability company

By: S&H Group, Inc., an Oregon corporation, Member

By:

David W. Sturdevant
David W. Sturdevant, Vice President

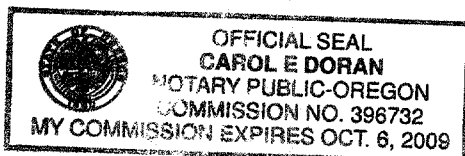
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 26, 2007 by David W. Sturdevant, as Vice President for S&H Group, Inc., an Oregon corporation, Managing Member of Gallica One/KF-38, LLC, a Washington limited liability company.

Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2009



21.00