



THIS SPACE RES

2007-003753

Klamath County, Oregon



03/06/2007 11:14:06 AM

Fee: \$21.00

MTCT7430-KR

After recording return to:

Arlon D. Nunn

7326 Boyd Place

Klamath Falls, OR 97603

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

Arlon D. Nunn

7326 Boyd Place

Klamath Falls, OR 97603

Escrow No. MT77430-KR

Title No. 0077430

SWD

STATUTORY WARRANTY DEED

Falcon Ridge Development, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to **Arlon D. Nunn and Peggy A. Nunn, 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 18, SAGE MEADOWS 1st ADDITION-PHASE 1, TRACT 1401, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon. Tax Map No.: 3909-013AA-09500 Key No.: R892847

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 **\$200,000.00**.

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 27th day of February, 2007

Falcon Ridge Development, LLC, an Oregon limited liability company

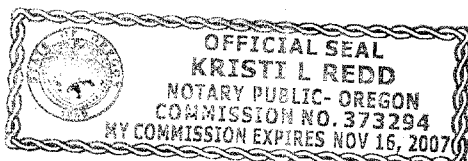
BY: [Signature]
Don Purio, Member

BY: [Signature]
Matthew Stewart, Member

BY: [Signature]
Gary Stewart, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 27, 2007 by ^{**}Falcon Ridge Development, LLC, an Oregon limited liability company. ^{**}Don Purio, Matthew Stewart and Gary Stewart, as members for



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007