

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MT01394 - 8571

KENNETH GEARHART

PO BOX 1189

FERNLEY, NV 89408

Grantor's Name and Address

SKYRIDGE ESTATES-V, LLC

PO BOX 1189

FERNLEY, NV 89408

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

2007-003918

Klamath County, Oregon



00016787200700039180020025

03/09/2007 11:21:34 AM

Fee: \$26.00

STEVENS-NESS INSTRUMENT/RECEIPT

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KENNETH GEARHART

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

SKYRIDGE ESTATES-V, LLC, A NEVADA LIMITED LIABILITY COMPANYhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^② (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 8, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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.

KENNETH GEARHART

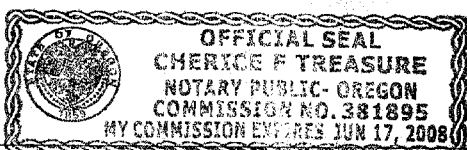
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on March 8, 2007,by KENNETH GEARHART

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Notary Public for Oregon

My commission expires 6-17-2008

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 16, thence North 89° 57' 40" West along the South line of said Government Lot 16 a distance of 571.43 feet, more or less, to the West right of way line of State Highway 427; thence North 01° 23' 30" West along the West right of way line of said State Highway 427 a distance of 379.19 feet to the True Point of Beginning; thence from said true point of beginning North 01° 23' 30" West along the West right of way line of said State Highway 427, a distance of 140.42 feet; thence North 89° 57' 40" West a distance of 605 feet to a point on the Westerly line of said Government Lot 16; thence South 14° 24' 30" West along the Westerly line of Government Lot 16 a distance of 201.26 feet; thence South 89° 57' 40" East a distance of 220 feet; thence North 00° 02' 20" East a distance of 55 feet; thence South 89° 57' 40" East a distance of 438.45 feet to the true point of beginning.