



THIS SPACE R

2007-005350

Klamath County, Oregon



03/23/2007 11:31:46 AM

Fee: \$21.00

MTCT8655-KR

After recording return to:

Mel Stewart Homes, Inc. an Oregon Corp.

5761 Glenridge Way

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Mel Stewart Homes, Inc. an Oregon Corp.

5761 Glenridge Way

Klamath Falls, OR 97603

Escrow No. MT78655-KR

Title No. 0078655

SWD

STATUTORY WARRANTY DEED

Falcon Ridge Development Co., LLC an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Mel Stewart Homes, Inc. an Oregon Corporation**, 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 43-52, Tract 1503, 1st Addition to Sage Meadows Phase II, 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 \$ 1.00.

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 21st day of March, 2007.

Falcon Ridge Development Co., LLC an Oregon Limited Liability Company

BY: [Signature]
Don Purio, Member

BY: [Signature]
Gary Stewart, Member

BY: [Signature]
Matthew Stewart, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 21, 2007 by Don Purio, Gary Stewart and Matthew Stewart, as Members for Falcon Ridge Development, LLC, an Oregon Limited Liability Company

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

