



THIS SPACE RES

2007-005885
Klamath County, Oregon



03/29/2007 03:33:09 PM

Fee: \$21.00

MTCT8566-KR

After recording return to:

Lynn A. Baumann

~~415 Skylark Ave~~ 5429 Benchwood Ave.

~~Klamath Falls, OR 97603~~ Klamath Falls, OR 97603

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

Lynn A. Baumann

~~415 Skylark Ave~~ same as above

~~Klamath Falls, OR 97603~~

Escrow No. MT78566-KR

Title No. 0078566

SWD

STATUTORY WARRANTY DEED

Skyridge Estates-III, LLC, a Nevada Limited Liability Company, Grantor(s) hereby convey and warrant to

Lynn A. Baumann, 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 23, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, 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 **\$340,000.00**.

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 23rd day of March, 2007.

Skyridge Estates-III, LLC, a Nevada Limited Liability Company

The Superstition Trust under trust agreement dated March 16th 2006, Managing Member

By: Kenneth R. Gearhart
Kenneth R. Gearhart, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 23, 2007 by Kenneth R. Gearhart as Trustee for the
Superstition Trust under the trust agreement dated March 16, 2006, as Managing Member for Skyridge Estates-III, LLC, a
Nevada Limited Liability Company.

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

