



THIS SPACE RE:

2007-006090
Klamath County, Oregon



04/02/2007 03:39:54 PM

Fee: \$26.00

MTCT77779-SH

After recording return to:

Jimmy Lee Scott

22605 Hwy 70

Bonanza, OR 97623

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

Jimmy Lee Scott

22605 Hwy 70

Bonanza, OR 97623

Escrow No. MT77779-SH

Title No. 0077779

SWD

STATUTORY WARRANTY DEED

Pelican Bluff, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Jimmy Lee Scott and Joanne Lynn Scott, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

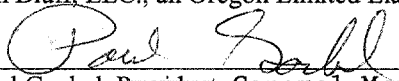
The true and actual consideration for this conveyance is **\$192,000.00**.

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 2 day of APRIL - 2007.

Pelican Bluff, LLC., an Oregon Limited Liability Company

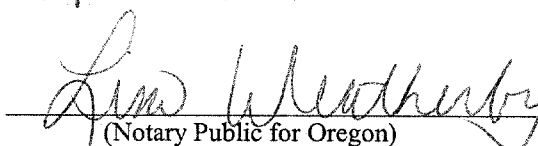
BY:

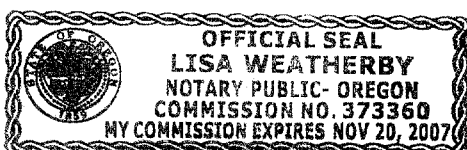

Paul Goebel, ~~President~~ General Manager

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 2, 2007 by Paul Goebel as ~~President~~ ^{General Manager} for Pelican Bluff LLC., an Oregon Limited Liability Company.


(Notary Public for Oregon)



My commission expires 11/20/07

245

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All of Government Lot 1 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING portion heretofore taken by or conveyed to the United States for right of way for irrigation canals.

PARCEL 2

That portion of Government Lot 1 (SE1/4 SE1/4) of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South of U.S.R.S. Diversion Canal.