

THIS SPACE RE:

2007-006355

Klamath County, Oregon



00019561200700063550020023

04/05/2007 11:25:37 AM

Fee: \$26.00

MT77162-KR

After recording return to:
Clover Creek Holdings LLC, a Oregon Limited Liability Company
744 Cardley Ave, Ste 100
Medford, OR 97504

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

Clover Creek Holdings LLC, a Oregon Limited Liability Company
744 Cardley Ave, Ste 100
Medford, OR 97504

Escrow No. MT77162-KR
Title No. 0077162

SWD

STATUTORY WARRANTY DEED

Mark J. Ericks and Brenda A. Ericks, as tenants by the entirety, Grantor(s) hereby convey and warrant to Clover Creek Holdings LLC, a Oregon Limited Liability Company, 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 \$1,250,000.00.

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.

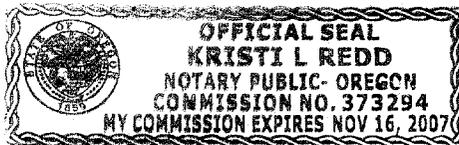
Dated this 2nd day of April, 2007

[Signature of Mark J. Ericks]

Mark J. Ericks

[Signature of Brenda A. Ericks]

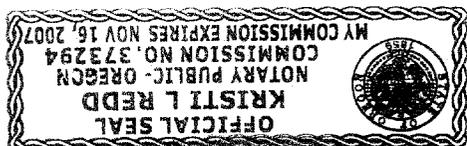
Brenda A. Ericks



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 2, 2007 by Mark J. Ericks and Brenda A. Ericks.

[Signature of Kristi L. Redd]
(Notary Public for Oregon)



My commission expires 11/16/2007

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Tract 4, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING from the above described parcels that portion granted to the State of Oregon, by and through its State Highway Commission by Final Judgment filed October 25, 1964 in Case No. 64-163L for the widening of South 6th Street.

PARCEL 2

The Southerly 415 feet of Tract 5, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The Northerly 280 feet of Tract 6 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS that portion thereof contained in the right of way of the Dalles-California Highway.

PARCEL 4

Beginning at the Northwesterly corner of Lot 5 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (being situated in the E1/2 E1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon); thence from said point of beginning running Easterly 100 feet to a point; thence from said and at right angles to said Southerly line running Northerly to the point of beginning 225 feet; thereby constituting a tract of land 100 X 225 feet, less portion thereof contained in the right of the Dalles-California Highway.

LESS FURTHER EXCEPTING from Parcels 3 and 4 above that portion thereof conveyed to the State of Oregon, by and through its Highway Commission by Deed recorded April 23, 1964 in Volume 352, page 443, Deed Records of Klamath County, Oregon.