



MT78782-KR

After recording return to:
Newman Family 2005 L.P., a California limited
partnership
PO Box 489
Klamath Falls, OR 97601

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

Newman Family 2005 L.P., a California limited
partnership
PO Box 489
Klamath Falls, OR 97601

Escrow No. MT78782-KR
Title No. 0078782

SWD

THIS SPACE RES

2007-007287
Klamath County, Oregon



04/20/2007 03:32:23 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

5 Star OR, LLC, a California limited liability company, Grantor(s) hereby convey and warrant to **Newman Family 2005 L.P., a California limited partnership**, 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 13, 14, and 15 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH vacated Maryland Avenue (formerly Tappen Avenue) adjacent thereto.

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 **\$600,000.00**.

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 13 day of April, 2007.

5 Star OR, LLC, a California limited liability company

BY: Robert McDonald Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 13, 2007 by Robert McDonald as member for 5 Star OR, LLC, a California limited liability company.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

