



MT78882-KR

After recording return to:
Westbrook Homes NW, Inc., an Oregon
Corporation
PO Box 1046
Bend, OR 97709

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

Westbrook Homes NW, Inc., an Oregon
Corporation
PO Box 1046
Bend, OR 97709

Escrow No. MT78882-KR
Title No. 0078882

SWD

THIS SPACE RES

2007-007812
Klamath County, Oregon



05/01/2007 11:37:35 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Gallica Four KF 24, LLC a Washington limited liability company, Grantor(s) hereby convey and warrant to **Westbrook Homes NW, 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:

Lot 55 in Tract 1473 – PHEASANT RUN, 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 **\$71,250.00**.

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 26 day of April, 2007

Gallica Four/KF 24, LLC, a Washington limited liability company
By: S&H Group, Inc., an Oregon corporation, Member

By: David W. Sturdevant
David W. Sturdevant, Vice President

State of Oregon
County of Deschutes

On this day personally appeared before me David W. Sturdevant, as Vice President for S&H Group, Inc., an Oregon corporation, Managing Member of Gallica Four/KF 24, LLC, a Washington limited liability company to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 26 day of April, 2007

Carol E Doran
Printed Name:

Notary Public in and for the State of Oregon

My appointment expires 10-6-2009

