

MTC 82439-KR



THIS SPACE RES

2008-007445

Klamath County, Oregon



05/21/2008 11:24:25 AM

Fee: \$21.00

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. MT82439-KR

Title No. 0082439

SWD

### 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 70 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 **\$55,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 20<sup>th</sup> day of MAY, 2008

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

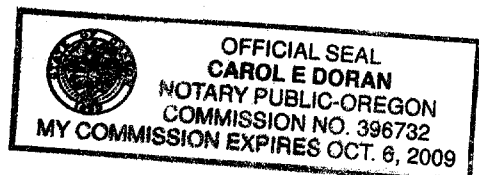
State of Oregon  
County of Deschutes

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 20 day of May, 2008

Carol E. Doran  
Printed Name:

Commission expires 10-10-2009



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