

2008-007549

Klamath County, Oregon



00046698200800075490020028

05/23/2008 03:27:58 PM

Fee: \$26.00

MT82346-KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy D. Newell

5252 Amberview Lane

Klamath Falls, OR 97603

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

Timothy D. Newell

5252 Amberview Lane

Klamath Falls, OR 97603

Escrow No. MT82346-KR

Title No. 0082346

SWD-EM

### STATUTORY WARRANTY DEED

**Pheasant Run 23 LLC, a Nevada limited liability company, Grantor(s) hereby convey and warrant to Timothy D. Newell and Tammy L. Newell, 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:**

Lot 38 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 **\$263,600.00.**

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.

263,600.00

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

Pheasant Run 23 LLC, a Nevada limited liability company  
by: GLC Homes Inc., an Oregon corporation, member

by: \_\_\_\_\_  
Gerald R. Engler, Manager/President

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on May 20, 2008 by Gerald R. Engler, Manager of GLC Homes Inc., and Oregon corporation as a Member of Pheasant Run 23 LLC, a Nevada limited liability company.

[Signature]

(Notary Public for Oregon)

My commission expires July 25, 2011

