

2008-009202

Klamath County, Oregon



00048633200800092020020026

06/23/2008 03:29:00 PM

Fee: \$26.00



After recording return to:
Stephen Hedlund and Emilie Faye
Hedlund
201 Lakey Street
Klamath Falls, OR 97603

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

Stephen Hedlund and Emilie Faye
Hedlund
201 Lakey Street
Klamath Falls, OR 97603

File No.: 7021-1240999 (ALF)

Date: June 04, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Skyridge Estates-III, LLC, a Nevada limited liability company, Grantor, conveys and warrants to Stephen Hedlund and Emilie Faye Hedlund, husband and wife as tenants by the entirety , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 19, TRACT NO. 1441, SKY RIDGE ESTATES, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$254,900.00**. (Here comply with requirements of ORS 93.030)

Fcy -

APN: R892488

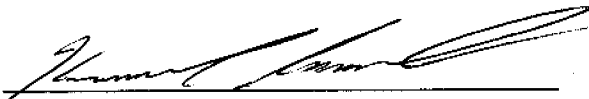
Statutory Warranty Deed
- continued

File No.: 7021-1240999 (ALF)
Date: 06/04/2008

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

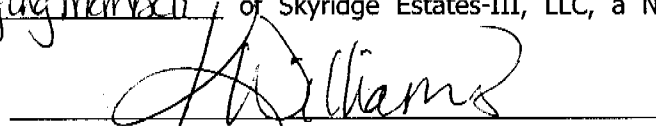
Dated this 20th day of June, 2008.

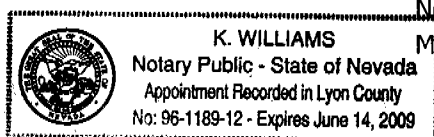
Skyridge Estates-III, LLC, a Nevada limited liability company


By: _____

STATE OF Nevada)
Oregon) ss.
County of Lyon)
Klamath)

This instrument was acknowledged before me on this 20th day of June, 2008 by Kenneth G. Gearthart as Managing member of Skyridge Estates-III, LLC, a Nevada limited liability company, on behalf of the .





Notary Public for Nevada
My commission expires: 6/14/09