



After recording return to:
Four Leaf Clover Place LLC
2614 Clover Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Four Leaf Clover Place LLC
2614 Clover Street
Klamath Falls, OR 97601

File No.: 7021-1243665 (ALF)
Date: June 20, 2008

2008-009598

Klamath County, Oregon



00049125200800095980030037

07/01/2008 03:00:54 PM

Fee: \$31.00

THIS SPAC

STATUTORY WARRANTY DEED

Allen A. Timms and Genevieve W. Timms, initial trustees of the Allen and Genevieve Timms Trust dated April 12, 2002, Grantor, conveys and warrants to **Four Leaf Clover Place LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$695,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 1 day of July, 2008.

Allen A Timms and Genevieve W Timms,
initial trustees of the Allen and Genevieve
Timms Trust dated April 12, 2002

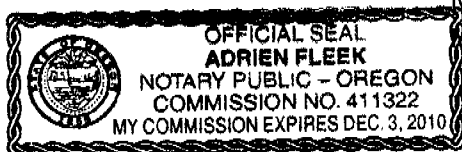
Allen A Timms
Allen A Timms, Trustee

Genevieve W Timms
Genevieve W Timms, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of July, 2008
by as of Allen A Timms and Genevieve W Timms, initial trustees of the Allen and Genevieve Timms Trust
dated April 12, 2002, on behalf of the .

Adrien Fleeck



Notary Public for Oregon
My commission expires: 12-3-10

APN: **R169132**

Statutory Warranty Deed
- continued

File No.: **7021-1243665 (ALF)**
Date: **06/20/2008**

EXHIBIT A

LEGAL DESCRIPTION:

LOT 11 IN BLOCK 5, TRACT NO. 1163, CAMPUS VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE NORTHERLY 10 FEET THEREOF.