

2008-012701

Klamath County, Oregon



00053002200800127010030032

09/11/2008 11:16:49 AM

Fee: \$31.00

After recording return to:

Newman Development
3101 Shippers Road
Vestal, NY 13850

Until further notice all tax statements shall be sent to:

Newman Development
3101 Shippers Road
Vestal, NY 13850

WARRANTY DEED

1st 961970

Klamath Falls City Schools, a Body Corporate, formerly known as School District No. 1 of Klamath County, Oregon, Grantor, conveys and warrants to Newman Development Group of Klamath Falls, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcels 2 and 3 of Land Partition 19-08* See attached Exhibit A for complete legal description \$4,400,213.40

The true consideration for this conveyance is \$4,301,332. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 24th day of June, 2008.


CECELIA AMUCHASTEGUI,
SUPERINTENDENT OF SCHOOLS

431-

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 OFFICIAL SEAL
DENA J. HUBBLE
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 395955
 MY COMMISSION EXPIRES SEP. 11, 2009



My commission expires:

9/11/09

Grantee.

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCELS 2 AND 3 OF LAND PARTITION 19-08, BEING A RE-PLAT OF LOTS 37, 38A, 41B AND 42 OF ENTERPRISE TRACTS, SITUATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Parcel Number: R444380 and R444371