

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Kerry S. Gilbert & Ted K. Gilbert  
1822 SW Madison Street  
Portland, OR 97205

Grantor's Name and Address

Gallica One/KF-38, LLC

3214 NE 42nd Street

Vancouver, WA 98663

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Gallica One/KF-38, LLC

3214 NE 42nd Street

Vancouver, WA 98663

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gallica One/KF-38, LLC

3214 NE 42nd Street

Vancouver, WA 98663

2008-013238

Klamath County, Oregon



00053676200800132380010015

SPACE RES

09/23/2008 11:25:50 AM

Fee: \$21.00

FOR

RECORDER'S USE

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Kerry S. Gilbert and Ted K. Gilbert, as tenants in common, each as to an undivided 50%, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Gallica One/KF-38, LLC, a Washington limited liability company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 2-07 in the SW1/4 NW 1/4 Section 17, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 2008-2009 Real Property Taxes, a lien, not yet due and payable. The above named Grantee hereby agrees to assume and pay in full.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on September 18, 2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Kerry S. Gilbert

Ted K. Gilbert

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on September 18, 2008

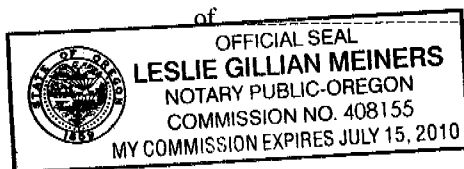
by Kerry S. Gilbert and Ted K. Gilbert

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires July 15, 2010