



THIS SPACE

2009-000626
Klamath County, Oregon



01/20/2009 11:26:04 AM

Fee: \$31.00

After recording return to:

Jeff Young

1188 Eagle Court

Klamath Falls, OR 97601

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

Jeff Young

1188 Eagle Court

Klamath Falls, OR 97601

Escrow No. MT83188-KR

Title No. 0083188

SWD-EM

STATUTORY WARRANTY DEED

K Falls Two LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Jeff Young and Teresa A. Young, 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:

Parcel 3 of Land Partition 41-08, being a replat of a portion of Tract 32 of Enterprise Tracts and Lot 3 of Block 1 of Home Acres Subdivision situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, filed December 19, 2008 in Volume 2008-016656, Microfilm Records 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 **\$130,000.00**.

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.

31ant

Dated this 8th day of January, 2009.

K Falls Two LLC, an Oregon Limited Liability Company

By: Western Development Partners, LLC., a California limited liability company, Manager

BY: [Signature]

Greg Geertsen, Member for Western Development Partners, LLC, Manager of K Falls Two LLC

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2009 by Steve E. Wilson, as a Member for Western Development Partners, LLC, Manager of K Falls Two LLC, an Oregon Limited Liability Company.

(Notary Public for Oregon)

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

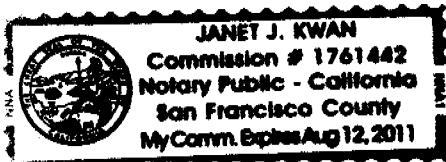
State of California

County of San Francisco

On January 8, 2009 before me, Janet J. Kwan, Notary Public

personally appeared Greg Geertsen

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: January 8, 2009 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Greg Geertsen

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here