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THIS SPACE R

2009-011260

Klamath County, Oregon

After recording return to:

S & H Group, Inc., an Oregon corporation

3214 NE 42nd St., Suite C

Vancouver, WA 98663



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08/21/2009 11:34:38 AM

Fee: \$21.00

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

S & H Group, Inc., an Oregon corporation

3214 NE 42nd St., Suite C

Vancouver, WA 98663

STATUTORY WARRANTY DEED

Gallica Four / KF 24, LLC, a Washington Limited Liability Company, Grantor(s) hereby convey and warrant to **S & H Group, Inc., an Oregon corporation**, 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:

Lot 83 Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$ 16,000.⁰⁰

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.

Dated this 17 day of Aug, 09.

Gallica Four/KF 24, LLC, a Washington limited liability company

By: S&H Group, Inc., an Oregon corporation, Member

By:

David W. Sturdevant
David W. Sturdevant, Vice President

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

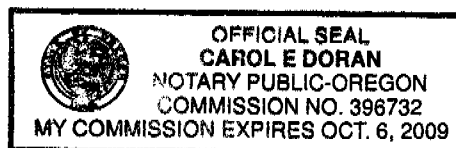
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 17, 2009 by David W. Sturdevant, Vice President, of S & H Group, Inc., an Oregon corporation as a Member of Gallica Four/KF 24, LLC, a Washington limited liability company.

Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2009



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