

UTC 88840-DS

2010-011839
Klamath County, Oregon



THIS SPAC



10/06/2010 03:27:37 PM

Fee: \$42.00

After recording return to:
MICHAEL P. MARTIN
10232 Wright Ave.
Klamath Falls, OR 97603

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

MICHAEL P. MARTIN
10232 Wright Ave.
Klamath Falls, OR 97603

Escrow No. MT88340-DS
Title No. 0088340
SWD-EM r.012910

STATUTORY WARRANTY DEED

STONECREST INCOME AND OPPORTUNITY FUND I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to MICHAEL P. MARTIN, 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:

Unit 10232 (Wright Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 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:
2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$51,000.00.

42 AMT

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4th day of October, 2010.

STONECREST INCOME AND OPPORTUNITY FUND I, LLC
BY STONECREST MANAGERS, INC.
MANAGING MEMBER

BY: [Signature]
JON FREEMAN, PRESIDENT

STATE OF CALIFORNIA

COUNTY OF Santa Clara ^{SS.}

On October 4th, 2010 before me, Jon Freeman personally appeared JON FREEMAN, PRESIDENT FOR STONECREST MANAGERS, INC., MANAGING MEMBER OF STONECREST INCOME AND OPPORTUNITY FUND I, LLC personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

