

mtc-71343

M05-63693

Klamath County, Oregon

09/07/2005 02:48:40 PM

Pages 2 Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

ALBERTS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor,

conveys and warrants to

LARRY K. MCCURDY ^{and} DEBORAH B. MCCURDY, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Tax Account No(s): 2408-02580-00001-000
Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$160,000.00 .

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6 day of September, 2005.

ALBERTS DEVELOPMENT, LLC, AN OREGON
LIMITED LIABILITY COMPANY

BY:

TODD M. ALBERTS,
MEMBER

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on September 6, 2005 by ALBERTS
DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kathy Staats
(Notary Public for Oregon)
My commission expires 5/22/2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

Until a change is requested all tax statements
shall be sent to the following address:
LARRY K. MCCURDY
40177 YORK LANE
SPRINGFIELD, OR 97478

TITLE NO. 50-0394205
ESCROW NO. 50-0394205



Todd M. Alberts as
member of

26.0

Parcel 2 of Partition No. LP 62-96/JENSEN, February 14, 1997 in the office of the County Clerk of Klamath County, Oregon, located in the SE1/4 NW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 2408-025B0-00601-000

Key No: 881628