

M06-11150

Klamath County, Oregon

06/01/2006 03:40:26 PM

Pages 2 Fee: \$26.00



After recording return to:

Clover Properties, LLC

1042 NEWCASTLE AVE
KLAMATH FALLS, OR 97601

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

Clover Properties, LLC

1042 Newcastle Ave
2600 Clover St
Klamath Falls OR 97601

File No.: 7021-805428 (MTA)

Date: June 01, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Allen A. Timms and Genevieve W. Timms, initial Trustees of the Allen and Genevieve Timms Trust, dated April 12, 2002, Grantor, conveys and warrants to Clover Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 5, Tract No. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

AN
mv
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

APN: 169150

Statutory Warranty Deed
- continued

File No.: 7021-805428 (MTA)
Date: 06/01/2006

Dated this 1st day of June, 2006.

Allen A. Timms and
Genevieve W.
Timms, initial
Trustees of the
Allen and
Genevieve Timms
Trust

Allen A. Timms, Trustee
Genevieve W. Timms, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1st day of June, 2006
by Allen A. Timms and Genevieve W. Timms as Trustees of The Allen and Genevieve Timms Trust dated
April 12, 2002, on behalf of the Trust.

Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009

