

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mark & Rhonda Flury
5500 Havencrest Drive
Klamath Falls, OR 97603

Grantor's Name and Address

5500 Havencrest, LLC
3515 NE 43rd Avenue
Portland, OR 97213

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

5500 Havencrest, LLC
3515 NE 43rd Avenue
Portland, OR 97213

Until requested otherwise, send all tax statements to (Name, Address, Zip):

5500 Havencrest, LLC
3515 NE 43rd Avenue
Portland, OR 97213

2006-017463

Klamath County, Oregon

vas



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08/30/2006 12:13:47 PM

Fee: \$21.00

1st-840627

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mark and Rhonda Flury

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
5500 Havencrest, LLC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

5500 Havencrest Drive, Klamath Falls, OR 97603

North Hills, Block 6, Lot 5, in the City of Klamath Falls,
County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

Deed of trust mortgage balance of approximately \$130,857.40 line
of credit trust deed balance of approximately \$36,727.71 and property
taxes due.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00---. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration. (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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.

Mark Flury
Rhonda L. Flury

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 18-2006
by MARK L. Flury and Rhonda L. Flury

This instrument was acknowledged before me on _____

by _____
as _____
of _____



OFFICIAL SEAL
DEBORAH TORRIE
NOTARY PUBLIC - OREGON
COMMISSION NO. 395767
MY COMMISSION EXPIRES OCTOBER 14, 2009

Deborah Torrie
Notary Public for Oregon

My commission expires Oct. 14, 2009

21-F