



THIS SPACE RESERVED FOR RECORDER'S USE

**2006-018490**  
**Klamath County, Oregon**



09/13/2006 03:21:51 PM

Fee: \$26.00

After recording return to:  
Bear Valley Properties, LLC, an Oregon Limited  
Liability Company  
P.O. Box 1095  
Keno, OR 97627

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

Bear Valley Properties, LLC, an Oregon Limited  
Liability Company  
P.O. Box 1095  
Keno, OR 97627

Escrow No. MT75150-KR  
SWD-EM

MTCT5150 KR

### STATUTORY WARRANTY DEED

**Walter H. Knapp and Paula Knapp, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Bear Valley Properties, LLC, an Oregon Limited Liability Company**, 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:

Lots 12 and 13 in Block 1, Tract No. 1031, SHADOW HILLS - I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-035CB-01100-000	Key No: 447528
Tax Account No: 3809-035CB-01200-000	Key No: 447546

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$185,000.00**.

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.

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Statutory Warranty Deed

Dated this 11 day of September, 2006

Walter H. Knapp  
Walter H. Knapp

Paula M Knapp  
Paula Knapp

State of Oregon

County of KLAMATH

Marion

This instrument was acknowledged before me on Sept 11, 2006 by Walter H. Knapp and Paula Knapp.

Yvette Fetsch  
(Notary Public for Oregon)

My commission expires 10-26-07

