



THIS SPACE RES

2006-020960

Klamath County, Oregon



10/18/2006 03:31:58 PM

Fee: \$21.00

After recording return to:

B & F Lam, LLC, an Oregon Limited Liability
Company

6409 Harlan Drive

Klamath Falls, OR 97603

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

B & F Lam, LLC, an Oregon Limited Liability
Company

6409 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT76612-MS

Title No. 0076612

SWD

MT76612^{MS}

STATUTORY WARRANTY DEED

Frank Lam and Bonnie Lam, as tenants by the entirety, Grantor(s) hereby convey and warrant to **B & F Lam, 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:

Lot 4, Block 14, ORIGINAL TOWN OF KLAMATH FALLS (LINKVILLE), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northwesternly 8 feet thereof, as conveyed to the City of Klamath Falls, by deed recorded February 11, 1925 in Volume 65, page 305, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-032AB-04400-000

Key No: 413902

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:

The true and actual consideration for this conveyance is **\$0.00**.

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.

Dated this 18th day of Oct, 2006

Frank Lam

Bonnie Lam

STATE OF OREGON

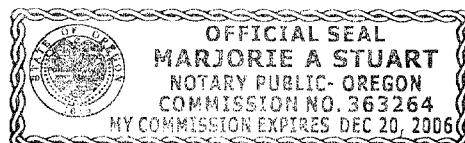
SS. October 18, 2006

COUNTY OF KLAMATH

Personally appeared the above named **Frank Lam and Bonnie Lam** and acknowledged the foregoing instrument to be **their** voluntary act.

WITNESS My hand and official seal.

(seal)



Notary Public

State of Oregon

My Commission expires: 12-20-06

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