

2007-000899
Klamath County, Oregon



After recording return to:
Madeline Investments LLC
2340 Watson St
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Madeline Investments LLC
2340 Watson St
Klamath Falls, OR 97603

File No.: 7021-951702 (ALF)
Date: December 29, 2006

THIS S



01/18/2007 10:44:31 AM

Fee: \$41.00

STATUTORY WARRANTY DEED

ms
Lowell L. Weatherford and Jeri J. Weatherford, husband and wife, Grantor, conveys and warrants to **Madeline Investments LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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 **\$315,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 3 day of January, 2007.

Lowell L. Weatherford
Lowell L. Weatherford

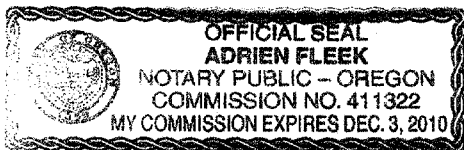
Jeri J. Weatherford
Jeri J. Weatherford

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of January, 2007
by **Lowell L. Weatherford and Jeri J. Weatherford.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10



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.

Dated this 11 day of January, 2007.

Lowell L. Weatherford

Jeri J. Weatherford
Jeri J. Weatherford

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Lowell L. Weatherford and Jeri J. Weatherford.**

Notary Public for Oregon
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Butte

SS.

On January 11, 2007 before me,

Date

personally appeared

Jessie A. Weatherford

Renee C. Garcia, Notary Public

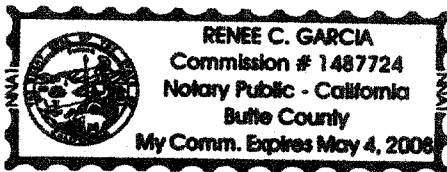
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Renee C. Garcia

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

January 11, 2007

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 31, AND A PORTION OF LOT 32, HIGHLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 32; THENCE WESTERLY 98.5 FEET; THENCE SOUTHERLY 375.9 FEET; THENCE EASTERLY AND AT RIGHT ANGLES 98.5 FEET; THENCE NORTHERLY AND AT THE RIGHT ANGLES 375.9 FEET TO THE POINT OF BEGINNING, BEING THE NORTHERLY PORTION OF SAID LOT 32, HIGHLAND PARK.

PARCEL 2:

THE SOUTHERLY 124.1 FEET OF LOT 32, HIGHLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.