

2007-002979

Klamath County, Oregon



After recording return to:  
Eric Sargent  
20 Diamond Court  
Danville, CA 94526

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

Eric Sargent  
20 Diamond Court  
Danville, CA 94526

File No.: 7061-918524 (hs)  
Date: February 20, 2007

THIS SPACE



02/21/2007 11:55:50 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Aspen Tree Homes, LLC**, Grantor, conveys and warrants to **Eric Sargent**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 2, PINE MEADOW VILLAGE PHASE 1 - TRACT 1281, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 20 day of February, 2007.

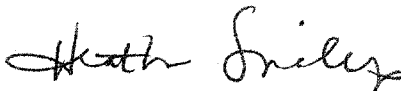
Aspen Tree Homes, LLC, an Oregon Limited  
Liability Company

  
By: Donald E. Loyd, Executive  
Managing Member

STATE OF Oregon )  
County of Deschutes )ss.  
Klamath )

This instrument was acknowledged before me on this 20 day of February, 2007 by Donald E. Loyd as Executive Managing Member of Aspen Tree Homes, LLC, on behalf of the Limited Liability Company.



  
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Notary Public for Oregon  
My commission expires: Feb. 4, 2008