

2007-003240

Klamath County, Oregon



00015943200700032400020027

02/26/2007 03:17:17 PM

Fee: \$26.00



After recording return to:
Theodore W. Hamann
1204 California Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Theodore W. Hamann
1204 California Avenue
Klamath Falls, OR 97601

File No.: 7021-976309 (DMC)
Date: February 20, 2007

THIS SPACE

STATUTORY WARRANTY DEED

4J Properties LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Theodore W. Hamann**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 7 IN BLOCK 112 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
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.

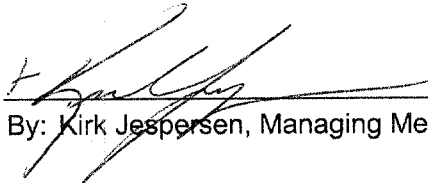
The true consideration for this conveyance is **\$141,000.00**. (Here comply with requirements of ORS 93.030)

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 22 day of Feb, 2007.

4J Properties LLC, an Oregon limited Liability company


By: Kirk Jespersen, Managing Member

STATE OF Oregon)
County of Marion)ss.
)

This instrument was acknowledged before me on this 22 day of Feb, 2007 by Kirk Jespersen as Managing Member of 4J Properties LLC, an Oregon Limited Liability Company, on behalf of the LLC.


Notary Public for Oregon
My commission expires:

