



THIS SPACE RES

2007-011469

Klamath County, Oregon



06/26/2007 03:29:14 PM

Fee: \$26.00

MT079492-KR

After recording return to:

Josh D. Fitzpatrick

~~10753 Preddy Ave~~ 7454 Boyd Place

Klamath Falls, OR 97603

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

Josh D. Fitzpatrick

~~10753 Preddy Ave~~ 7454 Boyd Place

Klamath Falls, OR 97603

Escrow No. MT79492-KR

Title No. 0079492

SWD

### STATUTORY WARRANTY DEED

**Falcon Ridge Development, LLC, Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Josh D. Fitzpatrick and Lori D. Fitzpatrick, as tenants by the entirety**, 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 25 of Tract 1401 – FIRST ADDITION TO SAGE MEADOWS PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$218,500.00**.

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 25<sup>th</sup> day of June, 2007.

Falcon Ridge Development, LLC, Oregon Limited Liability Company

BY: [Signature]  
Don Purio, Member

BY: [Signature]  
Gary Stewart, Member

BY: [Signature]  
Matthew Stewart, Member

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 25, 2007 by Don Purio, Gary Stewart and Matthew Stewart, as Members for Falcon Ridge Development, LLC, an Oregon Limited Liability Company



[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2007

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 25, 2007 by Don Purio, as A  
Member for Falcon Ridge Development, LLC, an Oregon Limited Liability Company

Cherice J. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2008

