

THIS SPACE RESI

2007-011626

Klamath County, Oregon



06/28/2007 11:31:04 AM

Fee: \$26.00

MTCT9632-DS

After recording return to:

Brian A. Fuller

3520 Crest St.

Klamath Falls, OR 97603

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

Brian A. Fuller

3520 Crest St.

Klamath Falls, OR 97603

Escrow No. MT79632-DS

Title No. 0079632

SWD

STATUTORY WARRANTY DEED

Crest One, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Brian A. Fuller and Trudy J. Fuller, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

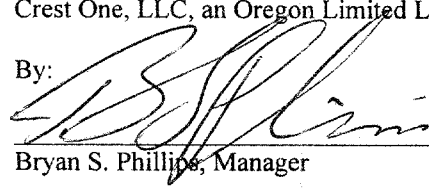
The true and actual consideration for this conveyance is **\$153,500.00**.

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 27th day of June, 07.

Crest One, LLC, an Oregon Limited Liability Company

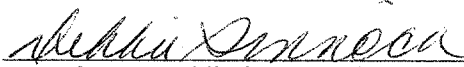
By:


Bryan S. Phillips, Manager

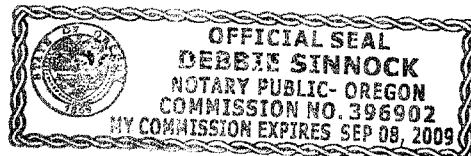
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6-27-, 2007 by Bryan S. Phillips, Manager of Crest One, LLC, an Oregon Limited Liability Company.


(Notary Public for Oregon)

My commission expires 9-8-09



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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 73-05, said Land Partition being a replat of Parcel 1 and Parcel 3 of Land Partition 34-98, situated in the SW1/4 NE1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and utilities over and across a Southerly portion of Parcel 2 and the Northerly portion of Parcel 3 of Land Partition 73-05 as delineated on the face of said Partition.

Unofficial
Copy