



MITC94001-KR

After recording return to:
Modoc Point Properties, LLC, an Oregon Limited
Liability Company
P.O. Box 7362
Klamath Falls, OR 97602

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

Modoc Point Properties, LLC, an Oregon Limited
Liability Company
P.O. Box 7362
Klamath Falls, OR 97602

Escrow No. MT79661-KR
Title No. 0079661

SWD

THIS SPACE RES

2007-012194
Klamath County, Oregon



07/09/2007 11:49:29 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

Nannette Reyes, Grantor(s) hereby convey and warrant to **Modoc Point Properties, LLC, an Oregon Limited Liability Company**, 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 29, MODOC POINT, 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:

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

The true and actual consideration for this conveyance is **\$20,000.00**.

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 6 day of July, 2007

Nannette Reyes
Nannette Reyes

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 6, 2007 by Nannette Reyes.

SMC Daniel
(Notary Public for Oregon)

My commission expires 12/17/09

