

THIS SPACE RES

2007-012917

Klamath County, Oregon



00027388200700129170040040

07/20/2007 02:47:05 PM

Fee: \$36.00

MT79352-KR

After recording return to:

Klamath-Jefferson, LLC

P.O. Box 1583

Corvallis, OR 97339

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

Klamath-Jefferson, LLC

P.O. Box 1583

Corvallis, OR 97339

Escrow No. MT79352-KR

Title No. 0079352

SWD

STATUTORY WARRANTY DEED

Darren E. Dickerhoof, as to an undivided 40% interest, Matthew Dickerhoof, as to an undivided 10% interest, and M. Eugene Dickerhoof and Noreen Dickerhoof, husband and wife, as to an undivided 50% interest, Grantor(s) hereby convey and warrant to Klamath-Jefferson, 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:

Parcel 2 of Land Partition No. 48-05, said Land Partition being a replat of a portion of Lots 34 and 44 of Enterprise Tracts located in the West 1/2 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a Non-exclusive Reciprocal Easement for pedestrian and vehicular ingress & egress granted in Volume M95, Page 33582, Microfilm records of Klamath County, Oregon.

TOGETHER WITH those non-exclusive easements granted in that certain Declaration of Easements, Covenants, Conditions and Restrictions recorded December 21, 2005 in Volume M05, page 71541, Microfilm Records 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 \$1.00.

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.

30

Dated this 18th day of July, 2007.

[Signature]
Darren E. Dickerhoof

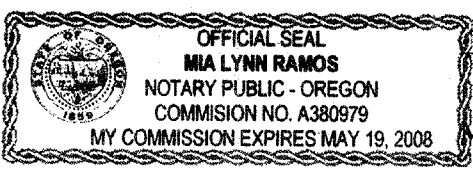
Matthew Dickerhoof

M. Eugene Dickerhoff

[Signature]
Noreen Dickerhoof

State of Oregon
County of Benton

This instrument was acknowledged before me on July 18, 2007 by Darren E. Dickerhoof and Noreen Dickerhoof.



[Signature]
(Notary Public for Oregon)

My commission expires May 19, 2008

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2007 by Matthew Dickerhoof and M. Eugene Dickerhoof and.

(Notary Public for Oregon)

My commission expires _____

UNOFFICIAL COPY



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Dated this 18th day of July, 2007.

Darren E. Dickerhoof

Matthew Dickerhoof
Matthew Dickerhoof

M. Eugene Dickerhoof
M. Eugene Dickerhoof

Noreen Dickerhoof

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2007 by Darren E. Dickerhoof and Noreen Dickerhoof.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2007 by Matthew Dickerhoof and M. Eugene Dickerhoof and.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

