

Robert B. Longo  
 5447 Sturdivant  
 Klamath Falls, OR 97603

2007-012971

Klamath County, Oregon



00027449200700129710020020

07/23/2007 10:56:00 AM

Fee: \$26.00

**WARRANTY DEED**

Robert B. Longo, hereinafter referred to as "Grantor", conveys and warrants unto Hilyard Avenue, LLC, an Oregon Limited Liability Company, all that real property situated in Klamath County, State of Oregon and described as:

Parcel 2 of Land Partition 24-99, being Parcel 3 of Land Partition 12-94, situated in the SE 1/4 of the SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except those now of record.

This conveyance is made in connection with the formation of Grantee by the members thereof and there is no money consideration for same

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 THE 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED this <sup>rd</sup> 23 day of July, 2007.

  
 Robert B. Longo

Mail Tax Statements to:

5447 Sturdivant  
 Klamath Falls OR 97603

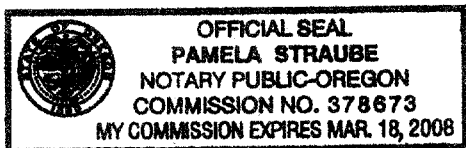
DAVIS, HEARN, SALADOFF  
 BRIDGES & VISSER  
 A Professional Corporation  
 515 EAST MAIN STREET  
 ASHLAND, OREGON 97520  
 (541) 482-3111 FAX (541) 488-4455  
 www.davishearn.com

Warranty Deed -1-

26-

STATE OF OREGON            )  
                                      ) §  
COUNTY OF KLAMATH    )

On the 13<sup>th</sup> day of July, 2007, personally appeared the above-named Robert B. Longo and acknowledged the foregoing instrument to be a voluntary act. Before me:



Pamela Straube  
Notary Public for Oregon  
My Commission Expires: 3/18/08

Warranty Deed -2-

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