

2007-015818
Klamath County, Oregon



09/07/2007 03:14:57 PM

Fee: \$26.00

After recording return to:

Judy C. Thomas

3939 S 6th #202
Klamath Falls, OR
97603

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

Judy C. Thomas

File No.: 7021-1104910 (DMC)

Date: September 04, 2007

STATUTORY WARRANTY DEED

California Union Properties, LLC., Grantor, conveys and warrants to **Judy C. Thomas**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point bearing North 47° 12' West 760 feet and North 30° 30' East 10.2 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Chocktoot Street, in the Townsite of West Chiloquin; thence North 47° 12' West parallel and distant 10 feet from the County road, a distance of 60 feet; thence North 30° 30' East parallel to LaLakes Avenue, a distance of 120 feet; thence South 47° 12' East a distance of 60 feet; thence South 30° 30' West a distance of 120 feet to the place of beginning, also known as Lot 22, Spinks Addition to Chiloquin, an unplatted subdivision.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$99,000.00**. (Here comply with requirements of ORS 93.030)

APN: R198672

Statutory Warranty Deed
- continued

File No.: 7021-1104910 (DMC)
Date: 09/04/2007

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, 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 6th day of September, 2007.

California Union Properties, LLC



By: John Myrtakis, Registered Agent

STATE OF California)
County of Stanislaus) ss.

This instrument was acknowledged before me on this 6 day of September, 2007
by John Myrtakis as Registered Agent of California Union Properties, LLC on behalf of the .



Notary Public for Stanislaus
My commission expires: 1-27-08

