



THIS SPACE RES

2007-015982  
Klamath County, Oregon



09/11/2007 03:29:42 PM

Fee: \$21.00

MT80284-KR

After recording return to:

Morning Star Enterprises of Klamath LLC, an  
Oregon Limited ~~Company~~ Liability Company  
1415 Esplanade  
Klamath Falls, OR 97601

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

Morning Star Enterprises of Klamath LLC, an  
Oregon Limited ~~Company~~ Liability Company  
1415 Esplanade  
Klamath Falls, OR 97601

Escrow No. MT80284-KR  
Title No. 0080284

SWD

### STATUTORY WARRANTY DEED

**Kathie Davis who acquired title as Kathie Hull**, Grantor(s) hereby convey and warrant to **Morning Star Enterprises of Klamath LLC, an Oregon Limited ~~Company~~ <sup>\*\*</sup>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:

Lots 9 and 10, Block 5 of SECOND ADDITION TO HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**\*\*Liability Company**

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 **\$160,000.00**.

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 11th day of September, 2007.

Kathie Davis  
Kathie Davis

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 11, 2007 by Kathie Davis.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2007

21 AMT