

THIS SPACE RE

2007-020764

Klamath County, Oregon



12/11/2007 03:09:51 PM

Fee: \$26.00

MTC13914-9224

After recording return to:

JED S. ETTERS

P.O. BOX 1907

KLAMATH FALLS, OR 97601

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

JED S. ETTERS

P.O. BOX 1907

KLAMATH FALLS, OR 97601

SWD

STATUTORY WARRANTY DEED

JEDIDIAH S. ETTERS, Grantor(s) hereby convey and warrant to **422 S. 5TH STREET, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

The true and actual consideration for this conveyance is **\$230,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

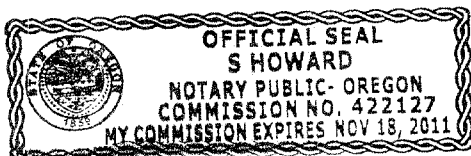
Dated this 10 day of Dec, 2007.

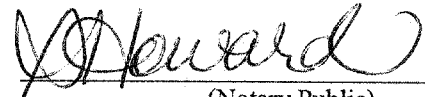

JEDIDIAH S. ETTERS

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 10, 2007 by JEDIDIAH S. ETTERS.




(Notary Public)
My commission expires Nov 18, 2011

26 HMT

LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1 of Land Partition 62-04 being a Replat of Block 92 KLAMATH ADDITION to the City of Klamath Falls located in the Northeast one-quarter of Section 32, Township 38 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon
