THIS SPACE RI

2007-021215 Klamath County, Oregon



12/20/2007 03:14:34 PM

Fee: \$21.00

Donald L. Purio 5133 Nickolas Drive Klamath Falls, OR 97603

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

Donald L. Purio 5133 Nickolas Drive

Klamath Falls, OR 97603

Escrow No. Title No.

SWD

MT81054-SH

0081054

STATUTORY WARRANTY DEED

Don Purio Development Co., LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Donald L. Purio, 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:

Lot 49, Tract 1445, REGENCY ESTATES - PHASE 3, according to the official plat thereof on file in the office of the County Clerk 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:

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 195.300 to 336. 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 ORS 195.300 to 336.

day of

evelopment Co., LLC, an Oregon Limited Liability Company Don Purio

Don Purio Member

State of Oregon County of KLAMATH

This instrument was acknowledged before me on Co., LLC, an Oregon Limited Liability Company.

> OFFICIAL SEAL S HOWARD NOTARY PUBLIC- OREGON COMMISSION NO. 42212 COMMISSION EXPIRES NOV 18, 2

2007 by Don Purio, Member for Don Purio Development

My commission expires [

n, HUT