

2008-001047

Klamath County, Oregon



00039074200800010470030035

01/25/2008 02:45:22 PM

Fee: \$31.00



After recording return to:
Hager Lane, LLC

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

File No.: 7021-899491 (ALF)
Date: December 31, 2007

THIS SPACE

STATUTORY WARRANTY DEED

Johnie D. K. Lake and Stacy L. Lake, an estate in fee simple, as tenants by the entirety,
Grantor, conveys and warrants to **Hager Lane, LLC**, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein: *WCL*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

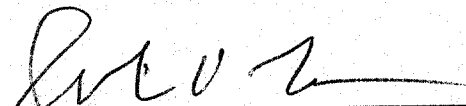
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

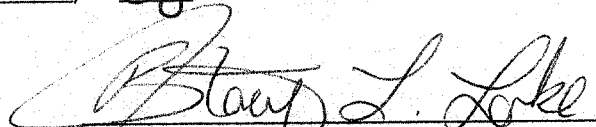
The true consideration for this conveyance is **\$5,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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. 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.

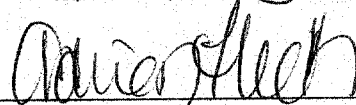
Dated this 14 day of Jan, 2008.


Johnie D. K. Lake


Stacy L. Lake

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of Jan, 2008
by **Johnie D. K. Lake and Stacy L. Lake.**



Notary Public for Oregon
My commission expires: 12-3-10

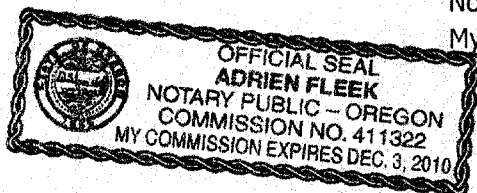


EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST 1/16 CORNER OF SAID SECTION 12, AS ESTABLISHED BY RECORD OF SURVEY NO. 2092; THENCE NORTH 89° 53' 19" EAST, 15.00 FEET TO A POINT ON THE WEST END OF HAGER LANE (30 FEET WIDE) ACCORDING TO THE OFFICIAL PLAT OF KERNS TRACTS, ON FILE IN THE KLAMATH COUNTY CLERK'S OFFICE; THENCE SOUTH 00° 21' 17" WEST, 10.00 FEET TO THE SOUTH LINE OF SAID HAGER LANE AND BOUNDARY OF SAID KERNS TRACTS; THENCE ALONG SAID BOUNDARY OF KERNS TRACTS, NORTH 89° 53' 19" EAST, 132.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF KERNS TRACTS, SOUTH 00° 21' 17" WEST, 30.00 FEET TO THE SOUTH LINE OF HAGER LANE (60 FEET WIDE); THENCE SOUTH 89° 53' 19" WEST, PARALLEL WITH THE SOUTH LINE OF HAGER LANE, A DISTANCE OF 147.13 FEET MORE OR LESS TO THE EAST LINE OF PARCEL 3 OF LAND PARTITION NOS. 30-96; THENCE NORTH 00° 33' 03" EAST, 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4563 SQUARE FEET MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF LAND PARTITION NOS. 30-96.