

THIS SPACE R

2008-001398

Klamath County, Oregon



02/04/2008 03:24:32 PM

Fee: \$21.00



MT81586-SH

After recording return to:

422 South 5th, LLC

422 South 5th Street

Klamath Falls, OR 97601

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

422 South 5th, LLC

422 South 5th Street

Klamath Falls, OR 97601

Escrow No. MT81586-SH

Title No. 0081586

SWD

### STATUTORY WARRANTY DEED

**422 South 5th, LLC, an Oregon Limited Liability Company who acquired title as 422 S. 5th Street LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to 422 South 5th, 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:**

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

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 **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 4 day of Feb, 2008.

422 South 5<sup>th</sup>, LLC

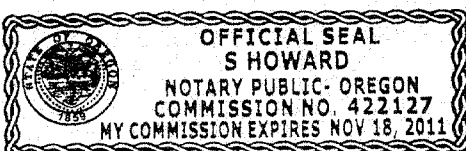
By:

Jed Etters, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 4, 2008 by Jed Etters as President of 422 South 5<sup>th</sup>, LLC, an Oregon Limited Liability Company.



S Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

2/HUT