

MTC 81738-SH

THIS SPACE RE:

2008-001986
Klamath County, Oregon



02/15/2008 01:46:04 PM

Fee: \$26.00



After recording return to:

Sarah V. Potter

~~431 Main Street~~ 851 Ponderosa

Klamath Falls, OR 97601

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

Sarah V. Potter

~~431 Main Street~~ 851 Ponderosa

Klamath Falls, OR 97601

Escrow No. MT81738-SH

Title No. 0081738

SWD

STATUTORY WARRANTY DEED

The McLoughlin Group, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Sarah V. Potter, 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 \$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.

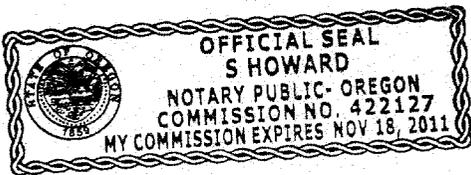
Dated this 15 day of Feb, 2008.

The McLoughlin Group, LLC

BY: Sarah V. Potter
Sarah V. Potter, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 15, 2008 by Sarah V. Potter, as Member for The McLoughlin Group, LLC.



S. Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2011

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of Lot 1, Block 17, Original Town of Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of Main Street 37 1/2 feet in a Southwesterly direction from the most Easterly corner of Lot 1 in Block 17 of Original Town of Linkville, now City of Klamath Falls, Oregon, said corner of said Lot 1 being at the intersection of Main and Fifth Street in said town and running thence in a Northwesterly direction parallel with Fifth Street 112 feet; thence in a Southwesterly direction parallel with Main Street 29 feet; thence in a Southeasterly direction parallel with Fifth Street 112 feet to the Northerly line of Main Street; thence in the Northeasterly direction along the Northerly line of Main Street 29 feet to the place of beginning.

ALSO, Beginning at a point in the Northerly line of Main Street which lies 36 feet Southeasterly from the most Easterly corner of Lot 1 in Block 17 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly and parallel with Fifth Street 112 feet to alley; thence Southwesterly and parallel with Main Street 1 1/2 feet; thence Southeasterly and parallel with Fifth Street 112 feet to Main Street; thence Northeasterly along Northerly line of Main Street 1 1/2 feet to the point of beginning.