

2008-002170

Klamath County, Oregon



02/20/2008 03:02:13 PM

Fee: \$26.00

MTC81402



After Recording Return To:

Ticor Title
850 O'Hare Parkway
Medford OR 97504

Send Tax Statements To:

Aaron Thomas and Lisa Thomas
3311 Barnes Way
Klamath Falls OR 97603

Escrow No. 03-74837
Tax Account No.

WARRANTY DEED

(ORS 93.850)

Integrity Home Builders, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Aaron Thomas and Lisa Thomas, as tenants by the entirety, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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.

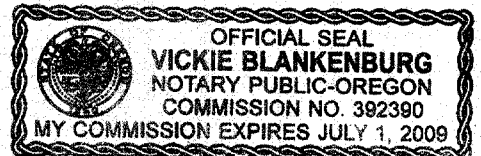
The true consideration for this conveyance is \$255,500.00.

Dated this 15th day of February, 2008.

INTEGRITY HOME BUILDERS, LLC

By: Richard Everson, Member

By: Shanna Everson, Member



State of OR, County of Jefferson)ss.

This instrument was acknowledged before me on 2/15, 2008
by Richard Everson and Shanna Everson, as Members, of Integrity Home Builders, LLC.

Notary Public

My commission expires: 7/01/09

26AMT

EXHIBIT "A"

Lot 29, Tract 1403 FIRST ADDITION TO KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.