

2008-002499

Klamath County, Oregon



00040842200800024990020029

02/28/2008 11:32:03 AM

Fee: \$26.00

NTC81488-MS

After recording return to: (Name, Address, Zip)

National Transfer Services, LLC

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

Ursula E. Sporrer-Cain

1460 Devonridge Drive

Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

## WARRANTY DEED (LLC Grantor)

NATIONAL TRANSFER SERVICES LLC, A TEXAS LIMITED LIABILITY COMPANY, Grantor, conveys and warrants to URSULA E. SPORRER-CAIN

, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

1265

Lot 1 of TRACT ~~1256~~, DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is free from all encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 295,000.00  
(Here, comply with the requirements of ORS 93.030).

Done by order of the grantor's Managing Member on this 22nd day of February, 2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT [WILL] 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 APPROVED USES [AND], 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

26 AMT

By: Ryan Sheffield

STATE OF Minnesota }  
County of Neenah } ss.

The foregoing instrument was acknowledged before me on this 22 day of Feb, 2008 by Ryan Sheffield of NATIONAL TRANSFER SERVICES LLC, on behalf of the Limited Liability Company.

Diana Rae Terrel  
Notary Public in and for the State of Minnesota  
My commission expires: 1/31/2010

