

MT79594-KR

THIS SPACE RESERVED FOR RECORDER'S USE



2008-005141
Klamath County, Oregon



04/08/2008 11:29:19 AM Fee: \$21.00

After recording return to:
Modoc Point Properties, LLC, an Oregon limited liability company
P.O. Box 7362
Klamath Falls, OR 97602

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

Modoc Point Properties, LLC, an Oregon limited liability company
P.O. Box 7362
Klamath Falls, OR 97602

Escrow No. MT79594-KR
Title No. 0079594
SWD

STATUTORY WARRANTY DEED

Raymond L. Levey , III, also known as Raymond L. Levey, Grantor(s) hereby convey and warrant to Modoc Point Properties, 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:

Lot 2 and an undivided 3/4 interest in Lot 3, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of 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 \$40,000.00.

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 2nd day of April, 2008

Raymond L. Levey, III

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 2, 2008 by Raymond L. Levey, III.

(Notary Public for Oregon)



My commission expires 11/16/2011

2/AMT