

2008-005300

Klamath County, Oregon



00044066200800053000020027

04/11/2008 08:32:30 AM

Fee: \$26.00

WARRANTY DEED – STATUTORY FORM

Sunwest Energy Corporation, Grantor,

conveys and warrants to

OR Survivor

Don & Donaine Anderson, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Tract 1069, Block 1, Lot 2 MAP: R-2607-001DO-04600-000 - Two Rivers North

And

Tract 1069, Block 1, Lot 3 MAP: R-2607-001DO-04500-000 - Two Rivers North

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$18,400

Dated this 17th day of May, 2008

Gary McAuley

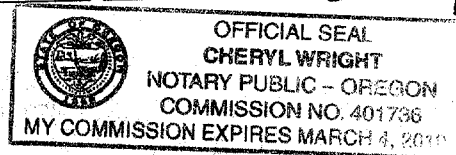
State of Oregon

County of Clackamas

This instrument was acknowledged before me on March 18 2008 by Gary McAuley

(Notary Public) Cheryl Wright

My commission expires March 4, 2010



Gary McAuley: Sunwest Energy Corporation; 5430 SE Colony Circle; Portland, OR 97267

GRANTOR'S NAME AND ADDRESS

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

\_\_ Don & Donaine Anderson P.O. Box 71; Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

BOTH GRANTOR AND GRANTEE