

2008-005582

Klamath County, Oregon



THIS SPACE



00044378200800055820030030

04/16/2008 01:31:55 PM

Fee: \$31.00

After recording return to:
Janice C Smith
4942 Grosbeak Drive
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Janice C Smith
4942 Grosbeak Drive
Klamath Falls, OR

File No.: 7021-1199942 (DMC)
Date: April 02, 2008

STATUTORY WARRANTY DEED

KehrigOregon3, an Oregon Limited Partnership, Grantor, conveys and warrants to **Janice C Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 1087, TRACT NO. 1422, RANCHVIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

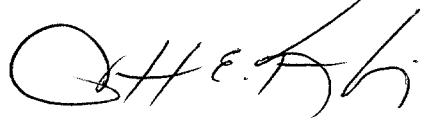
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$330,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10th day of APRIL, 2008.

KehrigOregon3, an Oregon Limited Partnership

 GENERAL
PARTNER

By: Joseph E. Kehrig, General Partner

STATE OF

)

County of

)
ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20_____
by Joseph E. Kehrig as General Partner of KehrigOregon3, an Oregon Limited Partnership, on behalf of
the Limited Partnership.

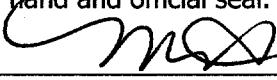
Notary Public for
My commission expires:

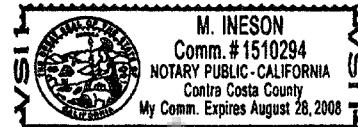
State of California)
County of Contra Costa)

On April 11, 2008 before me,
M. Ineson, Notary Public (here insert name and title of the officer),
personally appeared Joseph E. Kehrig ***,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Signature  (Seal)



unofficial
copy

