

2008-005906

Klamath County, Oregon



00044768200800059060050052



THIS SPACE

04/23/2008 02:48:23 PM

Fee: \$41.00

After recording return to:
First American Title
600 Country Club Road
Eugene, OR 97401

Until a change is requested all tax statements
shall be sent to the following address:
Alberts Development, LLC.
PO Box 10545
Eugene, OR 97440

File No.: 7191-1169014 (jlw)
Date: April 15, 2008

STATUTORY WARRANTY DEED

Ed Smith and Virginia K. Smith, as tenants by the entirety, as to an undivided 1/2 interest and William Dee Kent and Dianna Kent, husband and wife, as to an undivided 1/2 interest, Grantor, conveys and warrants to Alberts Development, LLC. , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 2 OF MAJOR LAND PARTITION PLAT NO. 53-91, RECORDS OF KLAMATH COUNTY, OREGON, LOCATED IN SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, 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 **\$cash and other consideration.** (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 _____ day of _____, 20____.

Ed Smith

William Dee Kent

STATE OF Oregon)
County of)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Ed Smith and Virginia K. Smith**.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
County of)ss.
)

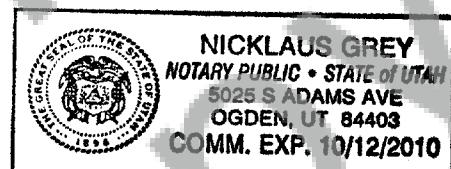
This instrument was acknowledged before me on this _____ day of _____, 20_____,
by **William Dee Kent**.

Notary Public for Oregon
My commission expires:

STATE OF Utah)
County of Davis)ss.
)

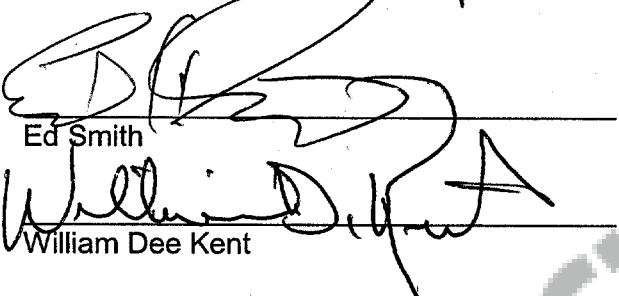
This instrument was acknowledged before me on this 21 day of April, 2008,
by **Dianna Kent**.

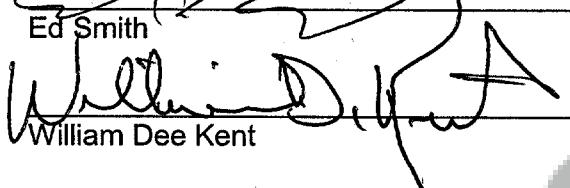
Notary Public for Utah
My commission expires:



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 12nd day of April, 2008.


Ed Smith


William Dee Kent


Virginia K. Smith

Dianna Kent

STATE OF Oregon

)

County of

)
ss.
)

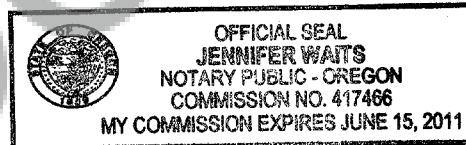
This instrument was acknowledged before me on this 22nd day of April, 2008
by **Ed Smith and Virginia K. Smith**.


Jennifer Waits

Notary Public for Oregon

My commission expires:

6-15-2011



STATE OF Oregon)
County of Umatilla)ss.
)

This instrument was acknowledged before me on this 22nd day of April, 2008
by **William Dee Kent**.



Jennifer Waits

Notary Public for Oregon
My commission expires:

6-15-2011

STATE OF Utah)
County of)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20_____
by **Dianna Kent**.

Notary Public for Utah
My commission expires: