

MTC 82088



THIS SPACE RES

2008-007183
Klamath County, Oregon



05/15/2008 11:35:32 AM

Fee: \$26.00

After recording return to:

Jon Schmitt

26490 Bennett Blvd.

Monroe, OR 97456

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

Jon Schmitt

26490 Bennett Blvd.

Monroe, OR 97456

Escrow No. SR106383TI

Title No. 0082088

SWD

STATUTORY WARRANTY DEED

Dustin Ranch, LLC and Riley Coyote, LLC, Grantor(s) hereby convey and warrant to **Jon Schmitt and Jill Schmitt, as tenants by the entirety**, 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 9, Tract 1387 - WHISPERING MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #2309-024A0-04800-00 Key #132298 Code #250

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 **\$111,000.00**.

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 12 day of May, 2008.

Dustin Ranch, LLC

BY: [Signature]

Dan Cardot, Managing Member

Riley Coyote, LLC

BY: [Signature]

Lane D. Lyons, Manager

KLAMATH

State of Oregon
County of Deschutes

On this 12 day of May, 2008, before me, Danielle Kinyon the undersigned, a Notary Public in and for said State, personally appeared Dan Cardot, as Managing Member of Dustin Ranch, LLC, a Limited Liability Company and Lane D. Lyons as Manager of Riley Coyote, LLC a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Danielle Kinyon
Notary Public for Oregon
Residing at: Burns, OR
Commission Expires: 1-20-10

