

MTC 82451-KR



2008-007935

Klamath County, Oregon

THIS SP



05/30/2008 03:30:45 PM

Fee: \$26.00

After recording return to:

Thomas C. Ludlow

6400 HWY 66

Klamath Falls, OR 97601

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

Thomas C. Ludlow

6400 HWY 66

Klamath Falls, OR 97601

Escrow No. MT82451-KR

Title No. 0082451

SWD-EM

### STATUTORY WARRANTY DEED

**186 Property, LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Thomas C. Ludlow and Anne Johnson Ludlow, 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 186, RUNNING Y RESORT, PHASE 3, 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 **\$979,500.00**.

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.

26.00

Dated this 28<sup>th</sup> day of May, 2008.

186 Property, LLC, an Oregon Limited Liability Company

BY: Gary Winston Member  
Gary Winston, Member

STATE OF CALIFORNIA

COUNTY OF MARIN <sup>SS.</sup>

On May 28, 2008 before me, N. MOSHIRI personally appeared Gary Winston, member for 186 Property, LLC, an Oregon Limited Liability Company personally known to me (or 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 executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature N. Mosiri

