



After recording return to:  
James Adams  
400 N Stephanie Street, Suite 260  
Henderson, NV 89014

Until a change is requested all tax statements  
shall be sent to the following address:  
James Adams  
400 N Stephanie Street, Suite 260  
Henderson, NV 89014

File No.: 7021-1226914 (ALF)  
Date: May 13, 2008

**2008-008561**  
Klamath County, Oregon



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06/12/2008 02:29:35 PM

Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Alfred L. Edgar and Judy A. Edgar**, Grantor, conveys and warrants to **James Adams**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 8, Block 28 of Tract 1113 Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Map Tax Lot # R-3507-018DD-00100-000**

**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 **\$0.00**. (Here comply with requirements of ORS 93.030)

F2W

APN:

Statutory Warranty Deed  
- continued

File No.: **7021-1226914 (ALF)**  
Date: **05/13/2008**

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 23 day of May, 2008.

Alfred L. Edgar  
Alfred L. Edgar

Judy A. Edgar  
Judy A. Edgar

STATE OF Utah )  
County of Washington )ss.  
)

This instrument was acknowledged before me on this 23rd day of May, 2008  
by **Alfred L. Edgar and Judy A. Edgar.**

Brianna L. Southwick  
Notary Public for St. George, UT  
My commission expires: August 17, 2010

