

2008-008697

Klamath County, Oregon



00048049200800086970020026



After recording return to:
Valley Property Investment, LLC
805 Chatter Ln SE
Salem, OR 97306-9141

Until a change is requested all tax statements
shall be sent to the following address:
Valley Property Investment, LLC
805 Chatter Ln SE
Salem, OR 97306-9141

File No.: 7082-1246043 (JGD)
Date: June 11, 2008

THIS SPACE

06/16/2008 03:02:37 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Steven M. Wilson and Barbara L. Wilson, as tenants by the entirety, Grantor, conveys and warrants to **Valley Property Investment, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Westerly of Highway 232 in Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

FW

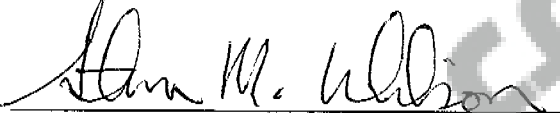
APN: R79033


Statutory Warranty Deed
- continued

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Date: 06/11/2008

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 13TH day of JUNE, 2008.


Steven M. Wilson


Barbara L. Wilson

STATE OF Oregon)
County of Deschutes)ss.
)

This instrument was acknowledged before me on this 13 day of June, 2008
by **Steven M. Wilson and Barbara L. Wilson**





Notary Public for Oregon
My commission expires: 5/26/10