

MITC82537

THIS SPACE R

2008-008708  
Klamath County, Oregon



06/16/2008 03:19:11 PM

Fee: \$21.00

After recording return to:

RICHARD O. MARTIN

P.O. BOX 429

SUBLIMITY, OR 97385

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

RICHARD O. MARTIN

P.O. BOX 429

SUBLIMITY, OR 97385

Escrow No. SB107572DS

Title No. 0082537

SWD

### STATUTORY WARRANTY DEED

**DUSTIN RANCH, LLC, an Oregon Limited Liability Company and RILEY COYOTE, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to RICHARD O. MARTIN and JENNIFER A. MARTIN, husband and wife, Grantee(s) the following described real property in the County of ~~DESCHUTES~~ and State of Oregon free of encumbrances except as specifically set forth herein:**

KLAMATH

**LOT 20, TRACT 1387, WHISPERING MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

2309-024C0-00900-000

893994 - CODE 112

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 **\$107,500.00**.

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.

Dated this 12 day of June, 2008.

DUSTIN RANCH, LLC

BY:   
DAN CARDOT, MEMBER

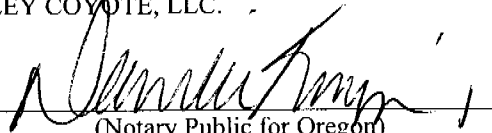
RILEY COYOTE, LLC

BY:   
LANE D. LYONS, MEMBER



State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on June 12, 2008 by DAN CARDOT, MEMBER, DUSTIN RANCH, LLC and LANE D. LYONS, MEMBER, RILEY COYOTE, LLC.

  
(Notary Public for Oregon)

My commission expires 1-20-10

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