

MTL82222

THIS SPACE RI

2008-008710

Klamath County, Oregon



00048064200800087100010010

06/16/2008 03:20:35 PM

Fee: \$21.00

After recording return to:

RICHARD O. MARTIN

PO Box 429

Sublimity, OR 97385

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

RICHARD O. MARTIN

PO Box 429

Sublimity, OR 97385

Escrow No. SB106739DS

Title No. 106739

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 KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 19, Tract 1387, WHISPERING MEADOWS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2309-024CO-00800-000

KEY NO. 893993

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, 08.

DUSTIN RANCH, LLC

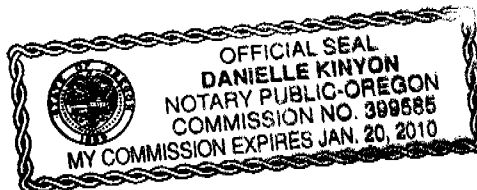
BY: 

DAN CARDOT, MEMBER

RILEY COYOTE, LLC

BY: 

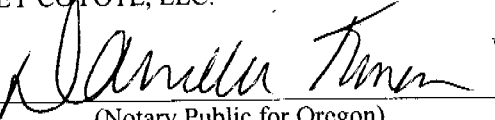
LANE D. LYONS, MEMBER



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

21 AMT