

MT80964MS



THIS SPACE

2008-009664

Klamath County, Oregon



00049199200800096640010014

07/02/2008 03:27:06 PM

Fee: \$21.00

After recording return to:

Randall Simonson

2861 Pinecrest Ct.

Medford, OR 97504

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

Randall Simonson

2861 Pinecrest Ct.

Medford, OR 97504

Escrow No. MT80964-MS

Title No. 0080964

SWD

STATUTORY WARRANTY DEED

Summerfield Residential Community, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Randall Simonson and Barbara A. Simonson, husband and wife as Tenants by their 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 35, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, according to the official plat thereof on file in the office of the County Clerk, 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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$0.00**.

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 27th day of June, 2008.

Summerfield Residential Community, LLC, an Oregon Limited Liability Company

BY:

Randall Simonson, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 27, 2008 by Randall Simonson, as Member of Summerfield Residential Community, LLC, an Oregon Limited Liability Company.



Suzanne Cheechov
(Notary Public for Oregon)

My commission expires

9/30/2011

2144T