

2008-010191

Klamath County, Oregon



00049856200800101910020026



THIS SPACE

07/16/2008 11:18:43 AM

Fee: \$26.00

After recording return to:
Frederic D. Mann and Barbara J.
Mann

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Frederic D. Mann and Barbara J. Mann

Klamath Falls, OR 97601

File No.: 7021-1250752 (ALF)
Date: July 08, 2008

STATUTORY WARRANTY DEED

California Oregon Broadcasting Investments LLC, an Oregon limited liability company,
Grantor, conveys and warrants to **Frederic D. Mann and Barbara J. Mann, husband and wife as**
tenants by the entirety, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

**LOTS 4 AND 5 IN BLOCK 28 OF SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF, IN KLAMATH COUNTY,
OREGON.**

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$13,000.00**. (Here comply with requirements of ORS 93.030)

F26

APN: R214468

Statutory Warranty Deed
- continued

File No.: 7021-1250752 (ALF)
Date: 07/08/2008

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 11 day of July, 2008.

California Oregon Broadcasting Investments
LLC, an Oregon limited liability company

Patricia Smullin

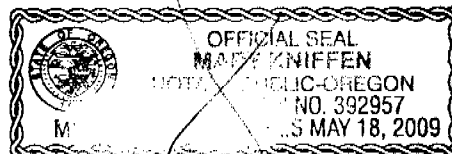
By: Patricia Smullin, Member



STATE OF Oregon)

)ss.

County of Jackson)



This instrument was acknowledged before me on this 11 day of July, 2008
by Patricia Smullin as Member of California Oregon Broadcasting Investments LLC, an Oregon limited liability company, on behalf of the .

Mary Kniffen

Notary Public for Oregon

My commission expires: 5-18-09