

When Recorded Mail To:  
Utopian Properties LLC  
22115 NW Imbrie Dr Ste. 101  
Hillsboro, OR 97124

Send Tax Statements To:  
Same as the above address

2008-010663  
Klamath County, Oregon



07/28/2008 10:00:56 AM

Fee: \$21.00

THIS SPACE FOR RECORDER'S USE ONLY

## STATUTORY WARRANTY DEED

AGNES E BUCKLES, Grantor, conveys and warrants to **UTOPIAN PROPERTIES LLC**, grantee, the following described real property free and clear of encumbrances except as specifically set forth below, situated in Klamath County, Oregon, to wit:

LOT 21, BLOCK 87, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT 4

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

And the Grantor (s) do (es) warrant the title against all persons whomsoever, subject to the matters above set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 OF 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

The true and actual consideration for this conveyance is the fulfillment of all obligations arising under sales agreement dated 6/9/2008. (Here comply with the requirements of ORS 93.030).

Dated this 30 day of June, 2008.

Agnes E Buckles  
Agnes E Buckles

STATE OF Arizona )  
COUNTY OF Navajo )ss.

This instrument was acknowledged before me on June 30, 2008 by Agnes E Buckles.

Gary Muder  
Notary Public Signature  
My commission expires: Dec 27, 2008

