

2008-010683

Klamath County, Oregon



00050478200800106830030035

07/28/2008 03:02:42 PM

Fee: \$31.00

After recording deliver to:

Thomas & Reynolds, PC
0324 SW Abernethy Street
Portland, Oregon 97239

No change is requested
for tax notices.

WARRANTY DEED

1st 1248778

Crater Lake Land & Development, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Keith M. Wright and Thomas B. Embree, as tenants in common each to an undivided one-half interest, Grantees, the following described real property free of encumbrances except as specifically set forth on Exhibit A attached hereto:

Lots 3 and 4 and all that portion of the E1/2SW1/4 and S1/2SE1/4NW1/4 lying Westerly of the right of way of the S.P. Railroad in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is other value given.

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 25 day of July, 2008

Keith M. Wright, Member and Manager

Thomas B. Embree, Member and Manager

F31

STATE OF OREGON

County of _____

This instrument was acknowledged before me on July ____, 2008, by Keith M. Wright as Member and Manager of Crater Lake Land & Development, LLC.

Notary Public for Oregon

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me on July 25, 2008, by Thomas B. Embree as Member and Manager of Crater Lake Land & Development, LLC.



Diane J Hammons
Notary Public for Oregon

Exhibit A