

MTZ 81232-LW

2008-011232
Klamath County, Oregon

THIS SPACE RE:



00051148200800112320010014

08/07/2008 03:31:00 PM

Fee: \$21.00



After recording return to:

MICHAEL L. HUBBARD

859 ABBOTT MOUNTAIN WAY

KLAMATH FALLS, OR 97601

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

MICHAEL L. HUBBARD

859 ABBOTT MOUNTAIN WAY

KLAMATH FALLS, OR 97601

Escrow No. MT81232-LW

Title No. 0081232

SWD

STATUTORY WARRANTY DEED

SAGE BUILDERS LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to MICHAEL L. HUBBARD and DIANA R. HUBBARD, as tenants by the 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 45, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of 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 **\$595,479.00.**

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 05 day of AUGUST, 2008.

SAGE BUILDERS LLC, AN OREGON LIMITED LIABILITY COMPANY

BY:

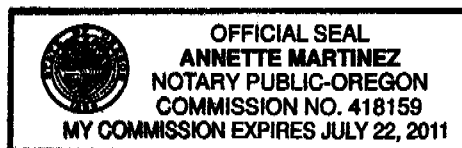
Paul A. Whitaker
PAUL WHITAKER, MEMBER
/A./

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on AUGUST 05, 2008 by SAGE BUILDERS LLC, AN OREGON LIMITED LIABILITY COMPANY

PAUL A. WHITAKER AS MEMBER OF



Annette Martinez
(Notary Public for Oregon)

My commission expires 07/22/2011

21amt