

2008-011445
Klamath County, Oregon



08/12/2008 11:11:55 AM

Fee: \$21.00

MT083110

After recording return to:
Paul J. Derhak Stacie Derhak 1312 NE 17th Ave Battleground, WA 98604
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 12780

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Teton Trades, LLC, , an Oregon limited liability company Grantor conveys and warrants to

Paul J. Derhak and Stacie Derhak, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lot 7 in Block 6 of WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No(s): 128338

Map/Tax Lot No(s): 2309-001B0-02500

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$70,000.00. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

Executed this 7 day of August, 2008

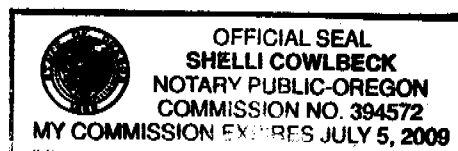
Teton Trades, LLC

By: Dave Sherwood, Member
Its Member

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 7 day of August, 2008 by Dave Sherwood, Member, as Member of Teton Trades, LLC

Shelli Cowlbeck
Notary Public for Oregon



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