

MT82938-PS

THIS SPACE RE

2008-012079

Klamath County, Oregon



00052234200800120790020028

08/28/2008 11:27:03 AM

Fee: \$26.00

After recording return to:
TIMOTHY M. GREAGER & SERENA
GREAGER

671 HANFORD ST.
RICHLAND, WA 99354

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

TIMOTHY M. GREAGER & SERENA
GREAGER

671 HANFORD ST.
RICHLAND, WA 99354

Escrow No. MT82938-PS

Title No. 0082938

STATUTORY WARRANTY DEED

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to **TIMOTHY M. GREAGER and SERENA GREAGER, husband and wife, 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 54 of TRACT 1475 – GRAY ROCK, PHASE 4, 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 **\$210,000.00.**

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 22nd day of August, 2008.

PARADISE HILL DEVELOPMENT, L.L.C.

BY: Mark R. Wendt
MARK R. WENDT, MEMBER

BY: L. Frank Goodson
L. FRANK GOODSON, MEMBER

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on August 22, 2008 by L. Frank Goodson, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

Pamela J. Spencer
(Notary Public for Oregon) 2012 (rp)
My commission expires 8/16/2012

2012/11/17

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on August 22, 2008, by
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon
limited liability company.

Pamela J Spencer
Notary Public for Oregon

My commission expires: 8/16/2008 2012
(rp)

