



00053021200800127130020027



After recording return to:
Green Planet Properties, LLC
Po Box 2336
La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
Green Planet Properties, LLC
Po Box 2336
La Pine, OR 97739

File No.: 7064-1272262 (MG)
Date: August 11, 2008

THIS SPA

09/11/2008 03:13:03 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Mary Ann Phillips, Grantor, conveys and warrants to **Green Planet Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 7, BLOCK 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2008-2009** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$65,840.00**. (Here comply with requirements of ORS 93.030)

FLU

APN: R128631

Statutory Warranty Deed
- continued

File No.: 7064-1272262 (MG)
Date: 08/11/2008

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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 9 day of Sept., 2008.

Mary Ann Phillips
Mary Ann Phillips

STATE OF Oregon)
County of Clackamas)ss.
)

This instrument was acknowledged before me on this 9th day of Sept, 2008
by **Mary Ann Phillips**.

Katherine A. Giberson

Notary Public for
My commission expires: Feb. 18, 2012

