

NOT 83109

2008-013939
Klamath County, Oregon



00054517200800139390020026

10/09/2008 11:24:56 AM

Fee: \$26.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Chad I. Perkins and Brandie D. Perkins

GRANTEE'S NAME:
Kengar Properties, LLC

SEND TAX STATEMENTS TO:
Kengar Properties, LLC
PO Box 811
Pleasant Hill, OR 97455

AFTER RECORDING RETURN TO:
Kengar Properties, LLC
PO Box 811
Pleasant Hill, OR 97455

Escrow No: 4608005312-FTEUG01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chad I. Perkins and Brandie D. Perkins, as tenants by the entirety, Grantor, conveys and warrants to
Kengar Properties, LLC, Grantee, the following described real property, free and clear of encumbrances
except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

Property Taxes for the Fiscal Year 2008-09, a lien not yet due or payable, Rights of the Public,
Easements, Covenants, Conditions and Restrictions of record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$70,000.00. (See ORS 93.030)

DATED: ~~September~~ 8, 2008
~~October~~ dr

Chad I. Perkins

Brandie D. Perkins

State of OREGON
COUNTY of one

This instrument was acknowledged before me on September 8, 2008
by Chad I. Perkins and Brandie D. Perkins.

Notary Public - State of Oregon
My commission expires: 6/28/2012



2008-5312 1002 ds

LEGAL DESCRIPTION

The N1/2 of the N1/2 of the E1/2 of the E1/2 of the NW1/4 of the SE1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

The N1/2 of the N1/2 of the W1/2 of the W1/2 of the NE1/4 of the SE1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.