

MT83532-MS

THIS SPACE

2008-014814

Klamath County, Oregon



10/31/2008 03:20:44 PM

Fee: \$21.00

After recording return to:

Martin T. Hill

P.O. Box 618

Keno, OR 97627

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

Martin T. Hill

P.O. Box 618

Keno, OR 97627

Escrow No. MT83532-MS

Title No. 0083532

SWD

### STATUTORY WARRANTY DEED

**Maroda, LLC, a Nevada Limited Liability Company, Grantor(s) hereby convey and warrant to Martin T. Hill and Paula M. Hill, 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:**

Parcel 2 of Land Partition 33-00 being a portion of Tract 8 and Tract 9 of GIENGER HOME TRACTS, situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 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:

The true and actual consideration for this conveyance is **\$185,900.00**.

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 30th day of Oct, 08.

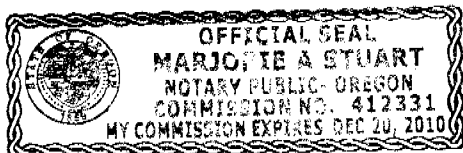
Maroda, LLC, a Nevada Limited Liability Company

BY: [Signature]  
Robin Schwartz, Managing Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10/30, 2008 by Robin Schwartz, as Managing Member of Maroda, LLC, a Nevada Limited Liability Company.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/10

2/11/11