

2008-014929

Klamath County, Oregon



After recording return to:  
James A. Nye and Diane F. N. Nye  
1110 N Evergreen  
Slayton, OR 97383

Until a change is requested all tax statements  
shall be sent to the following address:  
James A. Nye and Diane F. N. Nye  
1110 N Evergreen  
Slayton, OR 97383

File No.: 7021-1292281 (ALF)  
Date: September 30, 2008

THIS SPACE



00055707200800149290030030

11/04/2008 02:56:51 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**C.G.A., LLC**, Grantor, conveys and warrants to **James A. Nye and Diane F. N. Nye, husband and wife, as to an undivided 1/2 interest and Bradford L. Foote and Mary E. Foote, husband and wife, as to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**PARCEL 1:**

**THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ALSO KNOWN AS THE NORTH HALF OF GOVERNMENT LOT 2 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 400**

**PARCEL 2:**

**THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 300**

**PARCEL 3:**

**THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

531-

APN: **R735583**

Statutory Warranty Deed  
- continued

File No.: **7021-1292281 (ALF)**  
Date: **09/30/2008**

**TL 401**

**PARCEL 4:**

**THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN,  
KLAMATH COUNTY, OREGON.**

**TL 500**

**Subject to:**

1. Fiscal year real property 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 **\$7,500.00**. (Here comply with requirements of ORS 93.030)

APN: R735583

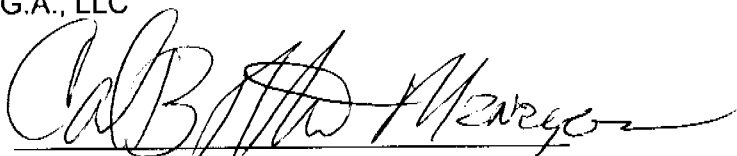
Statutory Warranty Deed  
- continued

File No.: 7021-1292281 (ALF)  
Date: 09/30/2008

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 21 day of October, 2008.

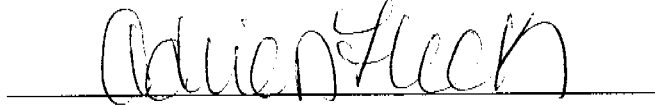
C.G.A., LLC



By: Carl B Thornton

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 21 day of October, 2008  
by **C.G.A., LLC.**



Notary Public for Oregon  
My commission expires: 12-3-10

