

2008-015490

Klamath County, Oregon



00056352200800154900020021

THIS SPACE

11/17/2008 03:23:32 PM

Fee: \$26.00



After recording return to:
Gregory C. Pak and Kathy K. Bak
2936 Front Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Gregory C. Pak and Kathy K. Bak
2936 Front Street
Klamath Falls, OR 97601

File No.: 7021-1299954 (DMC)
Date: October 29, 2008

STATUTORY WARRANTY DEED

Orchard Hill Investments, LLC, Grantor, conveys and warrants to **Gregory C. Pak and Kathy K. Bak as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 3, BLOCK 1, HARBOR ISLES TRACT 1209, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, STATE OF OREGON.

Subject to:

1. 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.

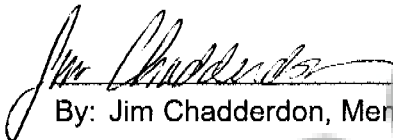
The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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 13 day of November, 2008.

Orchard Hill Investments, LLC

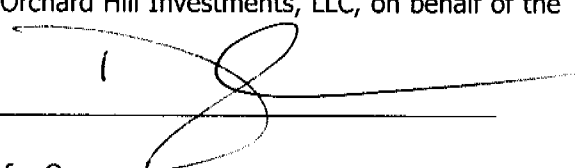

By: Jim Chadderdon, Member


By: Jane Chadderdon, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of November, 2008
by Jim Chadderdon and Jane Chadderdon as Members of Orchard Hill Investments, LLC, on behalf of the LLC.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009