

MT84067-KR



THIS SPACE RI

2008-017027
Klamath County, Oregon



12/31/2008 11:48:44 AM

Fee: \$21.00

After recording return to:

Work First Casualty Company, a Delaware corporation

Attention: John Morrison 2650 S. Decker Laek Blvd., Suite 500
Salt Lake City, UT 84119

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

Work First Casualty Company, a Delaware corporation

Attention: John Morrison 2650 S. Decker Laek Blvd., Suite 500
Salt Lake City, UT 84119

Escrow No. MT84067-KR

Title No. 0084067

SWD

STATUTORY WARRANTY DEED

James Christopher Madden, Grantor(s) hereby convey and warrant to **Work First Casualty Company, a Delaware corporation**, 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:

LEGAL DESCRIPTION

PARCEL 1:

Lots 1 and 2, Block 7, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 1139, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in the office of the County Clerk of 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 **\$223,000.00**.

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 December, 2008.

James Christopher Madden
By Jonathan Osborne as his attorney-in-fact
James Christopher Madden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 30, 2008 by James Christopher Madden 
Jonathan Osborne as attorney-in-fact for James Christopher Madden

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2011

2/11/11