

LTZ 83928-KR

THIS SPACE

2009-000076

Klamath County, Oregon



01/05/2009 03:16:23 PM

Fee: \$26.00

After recording return to:

Daymond Monteith

5089 Cherry Blossom Lane

Klamath Falls, OR 97601

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

Daymond Monteith

5089 Cherry Blossom Lane

Klamath Falls, OR 97601

Escrow No. MT83928-KR

Title No. 0083928

SWD

STATUTORY WARRANTY DEED

JEMO, LLC, an Oregon limited liability company Grantor(s) hereby convey and warrant to **Daymond Monteith and Cheri M. Monteith, husband and wife and Larry C. Jespersen and V. Maureen Jespersen, husband and wife**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$1.00**.

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 31st day of December, 2008.

JEMO, LLC, an Oregon limited liability company

By:

Daymond Monteith, Member

Cheri M. Monteith, Member

By:

Larry C. Jespersen, Member

V. Maureen Jespersen, Member

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on December 31, 2008, by Daymond Monteith, Cheri M. Monteith, Larry C. Jespersen and V. Maureen Jespersen all Members of JEMO, LLC, an Oregon limited liability company.



Kristi L. Redd

NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/2011

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 W1/2 W1/2 W1/2 in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT Right of Way for Highways, Railroads and U. S. R. S. Canal as presently located thereon.

The E1/2 E1/2 E1/2 E1/2 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT a small tract described as follows: Starting at a point on the Northeast right of way line of the Klamath Falls-Lakeview Highway 400 feet South of the Northeast corner of the NE1/4 SE1/4 of said section 16; thence North along the Section line common to Sections 15 and 16 a distance of 400 feet; thence West along the line common to the NE1/4 and SE1/4 of said Section 16 a distance of 123 feet; thence South 310 feet to said right of way line of said Klamath Falls-Lakeview Highway; thence Southeasterly along said right of way line to the point of beginning.