

MT83198-KR



THIS SPACE

2009-000150

Klamath County, Oregon



00058374200900001500020027

01/06/2009 03:29:27 PM

Fee: \$26.00

After recording return to:

Pacific Crest Federal Credit Union

Attention: Kathie Philp PO Box 1179

Klamath Falls, OR 97601

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

Pacific Crest Federal Credit Union

Attention: Kathie Philp PO Box 1179

Klamath Falls, OR 97601

Escrow No. MT83198-KR

Title No. 0083198

SWD-EM

STATUTORY WARRANTY DEED

Klamath Falls Center, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Pacific Crest Federal Credit Union, a federally chartered 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:

Parcel 2 of Land Partition No. 32-08, a replat of Parcel 3 of Land Partition No. 42-01, located in the Southeast 1/4 and the Southwest 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, filed December 22, 2008 in Volume 2008-016694, Microfilm Records 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 **\$456,000.00**.

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.

26pmf

Dated this 5 day of January, 2009.

Klamath Falls Center, LLC, an Oregon Limited Liability Company

BY: [Signature]

Samuel L. Gressett, Member

BY: [Signature]

C.A. Galpin, Member

BY: The Martinez Trust of 1988 UTD December 8, 1998

[Signature] Trustee
Charles H. Martinez, Trustee of the Martinez Trust of 1988

[Signature] Trustee
Julie C. Martinez, Trustee of the Martinez Trust of 1988

State of Oregon

County of Jackson

This instrument was acknowledged before me on January 5, 2009 by Samuel L. Gressett and C. A. Galpin, as Members of Klamath Falls Center, LLC, an Oregon Limited Liability Company. Charles H. Martinez and Julie C. Martinez, as Trustees of the Martinez Trust of 1988, December 8, 1998.

[Signature]
(Notary Public for Oregon)

My commission expires Feb. 1, 2009

