

2009-002866

Klamath County, Oregon



After recording return to:
Mehta Properties, LLC
4352 East Mercer Way
Mercer Island, WA 98040

Until a change is requested all tax statements
shall be sent to the following address:
Mehta Properties, LLC
4352 East Mercer Way
Mercer Island, WA 98040

File No.: 7021-1351899 (ALF)
Date: February 09, 2009

THIS SPACE



00061494200900028660030032

02/24/2009 03:02:06 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Javco Mortgage, Inc., Grantor, conveys and warrants to **Mehta Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R168491

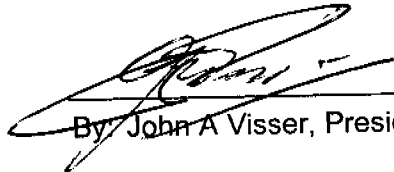
Statutory Warranty Deed
- continued

File No.: 7021-1351899 (ALF)
Date: 02/09/2009

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.

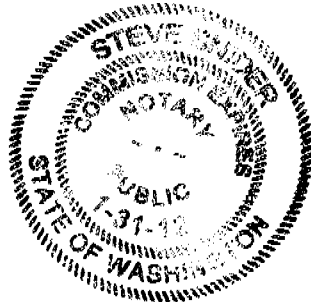
Dated this 19th day of February, 2009.

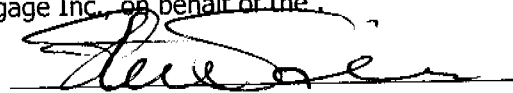
Javco Mortgage Inc.


By John A Visser, President

STATE OF ~~Oregon~~ Washington)
County of ~~Klamath~~ Pierce)ss.

This instrument was acknowledged before me on this 19th day of February, 2009
by John A Visser as President of Javco Mortgage Inc. on behalf of the





Notary Public for ~~Oregon~~ Washington
My commission expires: 1-31-12

APN: R168491

Statutory Warranty Deed
- continued

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EXHIBIT A

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

THE SOUTH 90 FEET OF LOT 7 AND THE WEST 10 FEET OF THE SOUTH 90 FEET OF LOT 8, BLOCK 2, CHEMULT, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY INURED THERETO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON. TOGETHER WITH AND EASEMENT FOR WATER LINE PURPOSES, DATED AUGUST 16, 1968, RECORDED AUGUST 26, 1968 IN VOLUME M68 PAGE 7738, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND DATED AUGUST 16, 1968, RECORDED AUGUST 30, 1968 IN VOLUME M68 PAGE 7910, DEED RECORDS OF KLAMATH COUNTY, OREGON.