

2009-003038

Klamath County, Oregon



00061696200900030380030033

02/27/2009 03:16:29 PM

Fee: \$31.00



THIS SPAC

After recording return to:

Larae, LLC
PO Box 10545
Eugene, OR 97440

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

Larae, LLC
PO Box 10545
Eugene, OR 97440

File No.: courtesy ()

Date: February 26, 2009

STATUTORY WARRANTY DEED

Alberts Development, LLC, Grantor, conveys and warrants to **Larae, LLC**, 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:

See Exhibit "A" attached hereto

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 **\$other than money**. (Here comply with requirements of ORS 93.030)

F31-

APN:

Statutory Warranty Deed
- continued

File No.: **jenntest ()**
Date: **12/12/2008**

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 26 day of FEBRUARY, 2009.

Alberts Development, LLC

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 26th day of Feb., 2009
by **Alberts Development, LLC.**

Jennifer Waits
Notary Public for Oregon
My commission expires:

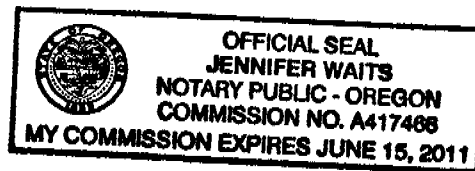


Exhibit "A"

A portion of the NE 1/4 SW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: A rectangular portion of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, described as follows: Commencing at a point where the North-South center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58, thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally southeasterly direction a distance of 175 feet, more or less to the point of beginning.

APN: R146791