

MT84644-KR

THIS SPACE IS

2009-004562

Klamath County, Oregon



03/31/2009 03:31:12 PM

Fee: \$21.00

After recording return to:

Nick Baker

5136 Briana Drive

Klamath Falls, OR 97603

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

Nick Baker

5136 Briana Drive

Klamath Falls, OR 97603

Escrow No. MT84644-KR

Title No. 0084644

SWD

STATUTORY WARRANTY DEED

Don Purio Development Company, LLC, an Oregon Limited Liability Company, as to an undivided 1/2 interest and Dan Martin Construction, Inc., an Oregon Corporation, as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to Nick Baker and Rachel M. Baker, as tenants by the entirety, 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:

Lot 57, Tract 1445, REGENCY ESTATES – PHASE 3, 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 **\$257,500.00**.

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 March, 2009

Don Purio Development Company, LLC, an Oregon Limited Liability Company

BY: 

(Don Purio, Member)

Dan Martin Construction, Inc., an Oregon Corporation

X BY: 

Daniel Martin, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 30, 2009 by Don Purio, as a Member for Don Purio Development Company LLC, an Oregon Limited Liability Company and Dan Martin as President for Dan Martin Construction, Inc., an Oregon Corporation.




(Notary Public for Oregon)

My commission expires 11/16/2011

27411