

2009-004725

Klamath County, Oregon



00063696200900047250020023



After recording return to:  
Gary Denney  
3731 LA Marada Way  
Klamath Falls, OR 97603

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

Gary Denney  
3731 LA Marada Way  
Klamath Falls, OR 97603

File No.: 7031-1327576 (clb)  
Date: March 09, 2009

THIS SPACE

04/03/2009 03:04:19 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**RAC Closing Services, LLC, a Delaware Limited Liability Company**, Grantor, conveys and warrants to **Gary Denney**, 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:

**Lot 8 in Block 15, Tract 1112, Eighth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$219,000.00**. (Here comply with requirements of ORS 93.030)

FL6

APN: R563223

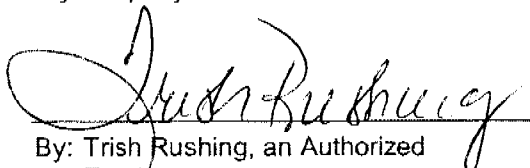
Statutory Warranty Deed  
- continued

File No.: 7031-1327576 (clb)  
Date: 03/09/2009

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 9th day of March, 2009.

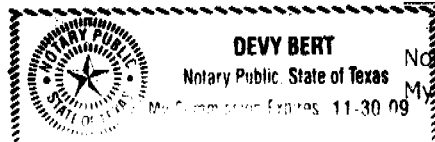
RAC Closing Services, LLC, a Delaware  
Limited Liability Company, a Delaware limited  
liability company

  
By: Trish Rushing, an Authorized  
Employee

STATE OF Texas )  
 )ss.  
County of Collin )

This instrument was acknowledged before me on this 9 day of March, 2009  
by **Trish Rushing as an Authorized Employee of RAC Closing Services, LLC, a Limited Liability Company.**

Devy Bert



Notary Public for Oregon  
My commission expires:

11-30-09