

MT84613-KR

THIS SPACE RESERVE

2009-005298

Klamath County, Oregon



00064368200900052980020025

04/16/2009 11:28:13 AM

Fee: \$26.00

After recording return to:  
Klamath County Library Service District

Attention: Andy Swanson  
126 S. 3rd Street, Klamath Falls, OR 97601

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

Klamath County Library Service District  
Attention: Andy Swanson  
126 S. 3rd Street, Klamath Falls, OR 97601

Escrow No. MT84613-KR

Title No. 0084613

SWD

### STATUTORY WARRANTY DEED

**Hitching Post, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to Klamath County Library Service District, 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 1:**

Lots 1, 2, 3 and 4, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lots 20, 21, 22 and 23, Block 11, SPRAGUE RIVER, 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 **\$150,000.00**.

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.

26AmT

Dated this 10<sup>th</sup> day of April, 2009.

Hitching Post, LLC, an Oregon limited liability company

BY: Robert J. Sanders member  
Robert J. Sanders, Member

BY: June G. Sanders  
June G. Sanders, Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 10, 2009 by Robert J. Sanders and June G. Sanders, Members for the Hitching Post, LLC, an Oregon limited liability company.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 15, 2009 by Robert J. Sanders, Member of Hitching Post, LLC, an Oregon limited liability company.

Kristi L. Redd  
Notary Public for Oregon

My commission expires: 11/16/2011

