

MT85034MS

THIS SPACE R

2009-008318

Klamath County, Oregon



06/15/2009 03:44:50 PM

Fee: \$21.00

After recording return to:  
 ACH Property Acquisitions, LLC, an Oregon  
 Limited Liability Company  
 3507 Beverly Drive  
 Klamath Falls, OR 97603

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

ACH Property Acquisitions, LLC, an Oregon  
 Limited Liability Company  
 3507 Beverly Drive  
 Klamath Falls, OR 97603

Escrow No. MT85034-MS  
 Title No. 0085034  
 SWD

### STATUTORY WARRANTY DEED

**LPE Properties Limited Partnership, an Oregon Limited Partnership**, Grantor(s) hereby convey and warrant to **ACH Property Acquisitions, LLC, an Oregon Limited Liability Company**, 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:

Lots 2 and 3 in Block 4 of the RESUBDIVISION OF A PORTION OF MCLOUGHLIN HEIGHTS, 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 **\$600,000.00**.

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.

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

LPE Properties Limited Partnership, an Oregon Limited Partnership

*Katherine Leigh Hilsinger*

Katherine Leigh Hilsinger, President of LPE Properties Management, Inc., an Oregon Corporation, as General Partner of LPE Properties Limited Partnership, an Oregon Limited Partnership

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on June 10, 2009 by Katherine Leigh Hilsinger, as President and Patricia Hilsinger, as Secretary of LPE Properties Management, Inc., an Oregon Corporation, as General Partner of LPE Properties Limited Partnership, an Oregon Limited Partnership.



*Kristi L. Redd*  
 (Notary Public for Oregon)

My commission expires 11/16/2011

2/14/11