

NJC 8545854

2009-008545

Klamath County, Oregon



THIS SPAC



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06/19/2009 03:42:01 PM

Fee: \$26.00

After recording return to:

JOHN KRONENBERGER

PO BOX 285

SPRAGUE RIVER, OR 97639

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

JOHN KRONENBERGER

PO BOX 285

SPRAGUE RIVER, OR 97639

Escrow No. MT85458-SH

Title No. 0085458

SWD-EM

### STATUTORY WARRANTY DEED

**GOLD BEACH CITY PROPERTIES, LLC, an Oregon Limited Liability Company, Grantor(s)** hereby convey and warrant to **JOHN KRONENBERGER, 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:

The NE1/4 NE1/4 SE1/4 of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, 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 **\$13,500.00**.

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.

26amt

Dated this 14 day of June, 09.

GOLD BEACH CITY PROPERTIES, LLC

BY:

Dante Apollinari  
DANTE APOLLINARI, MEMBER

State of ~~Oregon~~ California  
County of ~~KLAMATH~~ Los Angeles

This instrument was acknowledged before me on June 16, 2009 by DANTE APOLLINARI AS MEMBER OF GOLD BEACH CITY PROPERTIES, LLC.

[Signature]  
(Notary Public for ~~Oregon~~) California

My commission expires 06/04/2010

