

2009-008678

Klamath County, Oregon



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06/23/2009 01:49:24 PM

Fee: \$26.00

After recording, return to:

Robert S. Quinney
Hershner Hunter, LLP
180 East 11th Avenue
P.O. Box 1475
Eugene, Oregon 97440

**Until a change is requested,
mail all tax statements to:**

Dennis A. and Kathy A. Moran
36762 Wheeler Road
Pleasant Hill, OR 97455

Tax Account No. R145881
Map & Tax Lot No. R-2407-007B0-09300-000

WARRANTY DEED

Dennis Moran and Kathy Moran, husband and wife, Grantors, convey and warrant to D&K Cabin, LLC, Grantee the real property situated in Klamath County, state of Oregon, described below, free of encumbrances except as specifically set forth herein.

Lot 5 Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ✓


The true consideration for this conveyance is none.

The liability and obligations of Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

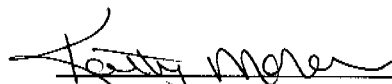
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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: June 16, 2009.



Dennis Moran



Kathy Moran

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on June 16, 2009, by Dennis Moran and Kathy Moran.



Notary Public for Oregon

My commission expires: January 8, 2012

