

2009-008778

Klamath County, Oregon



00068444200900087780030039

06/25/2009 08:10:10 AM

Fee: \$31.00

After Recording Return To:

I. Kenneth Davis, Esq.
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

**Until a change is requested
All tax statements shall be sent to:**

Cheri A. Frey, Trustee
60834 Cobblestone Place
Bend, Oregon 97702

WARRANTY DEED

FREY, LLC (also known as FREY LLC), a California limited liability company, Grantor, conveys and warrants to CHERI A. FREY, TRUSTEE OF THE CHERI A. FREY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED JANUARY 4, 1997, Grantee, the following described real property situated in the County of Klamath, State of Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO,
WHICH IS BY THIS REFERENCE INCORPORATED HEREIN

The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated November 9, 2005 and recorded November 9, 2005 in the Klamath County, Oregon Deed Records as Document No. M05-68672, and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance on the Property, including the standard or printed exceptions generally included therein, purchased at the time Grantor purchased the Property. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Grantor makes this conveyance as a distribution of the Property to Grantor's Member.

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.

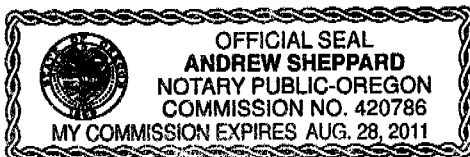
IN WITNESS WHEREOF, Grantor has executed this instrument this 3rd day of JUNE, 2009.

FREY, LLC (also known as FREY LLC)

By: 
CHERI A. FREY, Manager

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 3rd day of JUNE, 2009, by Cheri A. Frey, as Manager of Frey, LLC.




NOTARY PUBLIC FOR OREGON

EXHIBIT A

LEGAL DESCRIPTION

That portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point at the Northeast corner of Tract 48, HOMEDALE; thence South 0°20' West along the Westerly line of Homedale Road a distance of 171.79 feet; thence North 43°30' West parallel to Harlan Drive a distance of 139 feet to the Southeasterly line of property described in Deed Volume 326 at page 281; thence North 46°30' East along said Southeasterly line 119 feet to the Southerly line of Harlan Drive; thence South 43°30' East along the Southerly line of Harlan Drive a distance of 15.4 feet, more or less to the point of beginning.

Tax Account No: 3909-011AC-03900-000