

UTC 85422-MS

THIS SPACE R

2009-009826

Klamath County, Oregon



07/20/2009 03:26:02 PM

Fee: \$21.00

After recording return to:

William J. Stuart

688 Panther Gulch Road

Williams, OR 97544

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

William J. Stuart

688 Panther Gulch Road

Williams, OR 97544

Escrow No. MT85422-SH

Title No. 0085422

SWD

STATUTORY WARRANTY DEED

DSK Investments, LLC, an Oregon Limited Liability Company, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to William J. Stuart and Katarina Stuart, as tenants by the entirety, 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 Northwesterly 50 feet of Lots 14 and 15 in Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$124,000.00.**

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 15th day of July, 2009

DSK Investments, LLC, an Oregon Limited Liability Company

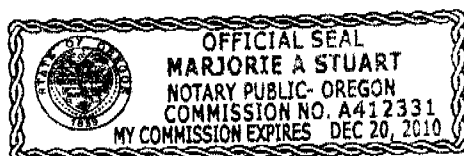
BY: Phillip L. Eubanks member
Phillip L. Eubanks, Member

BY: Sandra J. Eubanks Member
Sandra J. Eubanks, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/15, 2009 by Phillip L. Eubanks and Sandra J. Eubanks, as Members of DSK Investments, LLC, an Oregon Limited Liability Company.



(Notary Public for Oregon)

My commission expires 12/20/10

21amt