

2009-010041  
Klamath County, Oregon



00069959200900100410020026

07/23/2009 03:53:17 PM

Fee: \$26.00

After recording return to:
Wild Billy Lake, LLC Attn: Ronald E. Thienes P.O. Box 25 Walterville, OR 97489
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 26443

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Mary J. Schmitt, Grantor

conveys and warrants to

Wild Billy Lake, LLC, an Oregon limited liability company, Grantee

the following described real property free of encumbrances except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN;

NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER.

Account No(s): R290189

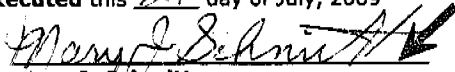
Map/Tax Lot No(s): R-3512-00000-07200-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$48,000.00. (Here comply with requirements of ORS 93.030.)

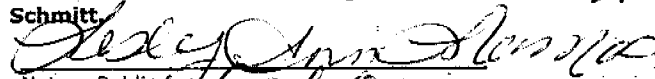
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

Executed this 21 day of July, 2009

  
Mary J. Schmitt

State of California County of Ventura ) ss.

This instrument was acknowledged before me on this 21 day of July, 2009 by Mary J. Schmitt

  
Notary Public for California  
Ventura County

