

UTC 83091-KR

THIS SPACE

2009-010587

Klamath County, Oregon



08/06/2009 11:37:03 AM

Fee: \$21.00

After recording return to:

Modoc Point Properties, LLC, an Oregon limited liability company

PO Box 7362

Klamath Falls, OR 97602

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

Modoc Point Properties, LLC, an Oregon limited liability company

PO Box 7362

Klamath Falls, OR 97602

Escrow No. MT83091-KR

Title No. 0083091

SWD

STATUTORY WARRANTY DEED

Kathleen Donovan, Grantor(s) hereby convey and warrant to **Modoc Point Properties, LLC, an Oregon limited liability company**, 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:

We are prepared to issue ALTA (6/17/06) title insurance policy (ies) of *Chicago Title Insurance Company of Oregon* in the usual form and amounts above, insuring the title to the land described as follows:

Lots 28 and 29, MODOC POINT, 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 **\$45,000.00**.

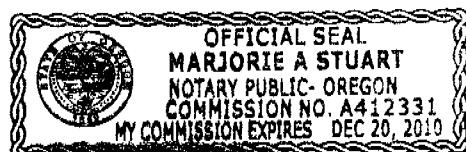
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

Kathleen Donovan
Kathleen Donovan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/5, 2009 by Kathleen Donovan.



(Notary Public for Oregon)

My commission expires 12/20/10

21AMT