

UTC 85629-KR

2009-011258

Klamath County, Oregon



THIS SPACE



00071430200900112580020020

08/21/2009 11:33:34 AM

Fee: \$26.00

After recording return to:

Steve Modin

2626 Ermine St. SE

Albany, OR 97322

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

Steve Modin

2626 Ermine St. SE

Albany, OR 97322

Escrow No. MT85629-KR

Title No. 0085629

SWD-EM

STATUTORY WARRANTY DEED

Gallica Four / KF 24, LLC, a Washington Limited Liability Company, Grantor(s) hereby convey and warrant to Steve Modin and Janet Modin, 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:

Lot 69 Tract 1473, PHEASANT RUN, 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 **\$40,000.00**.

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.

260909

Dated this 17 day of Aug, 09.

Gallica Four/KF 24, LLC, a Washington limited liability company
By: S&H Group, Inc., an Oregon corporation, Member

By: David W. Sturdevant

David W. Sturdevant, Vice President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 17, 2009 by David W. Sturdevant, Vice President, of S & H Group, Inc., an Oregon corporation as a Member of Gallica Four/KF 24, LLC, a Washington limited liability company.

Carol E. Doran
(Notary Public for Oregon)

My commission expires 10-6-2009

