

2009-011633

Klamath County, Oregon



00071883200900116330020026

08/31/2009 11:19:23 AM

Fee: \$26.00

*MTG 8/31/09*

After recording and  
send tax statements to:

Jeffrey E. Saxon and Laurie R. Saxon  
2830 Acres Road  
Grants Pass, OR 97527

### STATUTORY WARRANTY DEED

FORT KLAMATH PROPERTIES LLC, an Oregon limited liability company, hereinafter called Grantor, conveys and warrants to JEFFREY E. SAXON and LAURIE R. SAXON, husband and wife, or the survivor, hereinafter called Grantees, that certain real property situated in Chiloquin, Klamath County, Oregon, and legally described as follows, to-wit:

Parcel 1 of Land Partition 63-94 situated in the E $\frac{1}{2}$  of Section 24 and the N $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, Township 34 South, Range 7 $\frac{1}{2}$  East of the Willamette Meridian, and the SW $\frac{1}{4}$  of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineer's Office.

Tax Account #3407-1-019C0-00401-000, Key #877867

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

This Deed and conveyance is subject to the terms of that Right of First Refusal set forth in the Sale Agreement executed between the parties dated August 20, 2009.

And Grantor hereby covenants to and with Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those of record, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The consideration for this conveyance is the sum of \$330,000.00.

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 AND 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

*20447*

**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 21 day of August, 2009.

**FORT KLAMATH PROPERTIES LLC,**  
an Oregon limited liability company

**By:**

**James M. Root, Member**

**STATE OF OREGON            )**  
                                       **) ss.**  
**County of Jackson          )**

On the 21 day of August, 2009, personally appeared the above-named James M. Root, who being sworn stated that he is the sole member of FORT KLAMATH PROPERTIES LLC, an Oregon limited liability company, and that he has executed this instrument on behalf of said company by authority of its member.

**BEFORE ME:**



**Notary Public for Oregon**

My commission expires: 9/2/2010