

2009-011650

Klamath County, Oregon



00071904200900116500020025

08/31/2009 02:37:58 PM

Fee: \$26.00

After Recording Return to:

SPLENDOR RIDGE INC.

9338 Hill Rd

Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SPLENDOR RIDGE INC.

SAME AS ABOVE

ATE 67065

WARRANTY DEED

(INDIVIDUAL)

DOUGLAS E. ADKINS and DEBORAH L. ADKINS, herein called grantor, convey(s) to SPLENDOR RIDGE INC., an Oregon Corporation, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$312,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated August 27, 2009.

DOUGLAS E. ADKINS

DEBORAH L. ADKINS

STATE OF OREGON, County of Klamath) ss.

On August 28, 2009 personally appeared the above named DOUGLAS E. ADKINS and DEBORAH L. ADKINS and acknowledged the foregoing instrument to be their voluntary act and deed.

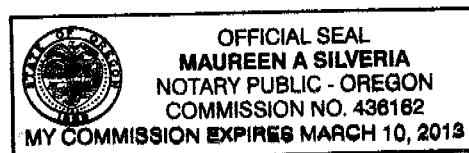
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67065MS

Before me:
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



\$26 ATE

Exhibit A

Lots 1, 2, 3, 4 and 5, Tract 1419, SPLENDOR RIDGE PHASE 1, according to the official plat thereof recorded on March 27, 2009, in Volume 2009 of Plats on page 4390 in the office of the Clerk of Klamath County, Oregon.

CODE: 165	MAP: 3910-03300 TL: 01100 KEY: 895545
CODE: 165	MAP: 3910-03300 TL: 01000 KEY: 895544
CODE: 165	MAP: 3910-03300 TL: 00900 KEY: 895543
CODE: 165	MAP: 3910-03300 TL: 00800 KEY: 895542
CODE: 165	MAP: 3910-03300 TL: 00700 KEY: 895541