

WTC 85917-KR

THIS SPACE RESE

2009-011957

Klamath County, Oregon



09/08/2009 11:36:46 AM

Fee: \$26.00

After recording return to:  
K-CUBED, LLC., an Oregon Limited Liability  
Company  
24500 North Poe Valley Road  
Klamath Falls, OR 97603

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

K-CUBED, LLC., an Oregon Limited Liability  
Company  
24500 North Poe Valley Road  
Klamath Falls, OR 97603

Escrow No. MT85917-KR  
Title No. 0085917  
SWD

### STATUTORY WARRANTY DEED

Walter G. Seput and Sara J. Morris, Trustee of The Seput Family <sup>Trust</sup> Revocable Living Trust Agreement dated May 7, 2009, Grantor(s) hereby convey and warrant to K-CUBED, 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:

#### LEGAL DESCRIPTION

##### PARCEL 1:

Lots 5 and 6, Block 11, THE TERRACES, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER with that portion of vacated Hillcrest Avenue which attached thereto by Ordinance recorded in M01, page 22838.

##### PARCEL 2:

Lot 1, Block 10, THE TERRACES, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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 **\$260,000.00**.

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 8<sup>th</sup> day of September, 2009

Trust  
The Seput Family Revocable Living Trust Agreement dated May 7, 2009

BY: Walter G. Seput, TRUSTEE  
Walter G. Seput, Trustee

BY: Sara J. Morris, Trustee  
Sara J. Morris, Trustee

2bAm

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 8, 2009 by Walter G. Seput and Sara J. Morris, Trustee of  
The Seput Family Revocable Living Trust Agreement dated May 7, 2009.  
Trust



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011