

2009-012410

Klamath County, Oregon



00072818200900124100020026

09/18/2009 03:04:27 PM

Fee: \$26.00



THIS SPACE F

After recording return to:
Benjamin D. Israel and Rachel S. Israel
140 Mill Street Apt 956
East Haven, CT 06512

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin D. Israel and Rachel S. Israel
140 Mill Street Apt 956
East Haven, CT 06512

File No.: 7021-1468318 (DMC)
Date: September 16, 2009

STATUTORY WARRANTY DEED

LauraMarie Homes, LLC, Grantor, conveys and warrants to **Benjamin D. Israel and Rachel S. Israel as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 109, TRACT 1437-THE WOODLANDS PHASE 2, IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$27,750.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R892702

Statutory Warranty Deed
- continued

File No.: 7021-1468318 (DMC)
Date: 09/16/2009

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

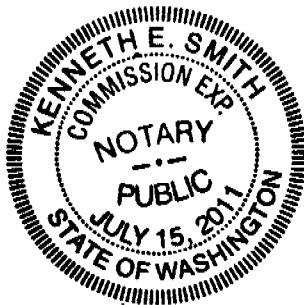
Dated this 17th day of September, 2009.

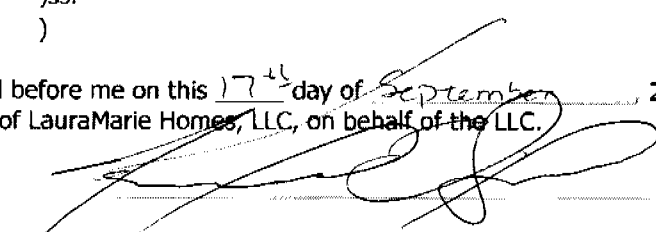
LauraMarie Homes, LLC


By: Gregory P. Bessert, Manager

STATE OF Washington)
) ss.
County of Clark)

This instrument was acknowledged before me on this 17th day of September, 2009
by Gregory P. Bessert as Manager of LauraMarie Homes, LLC, on behalf of the LLC.




Notary Public for Washington

My commission expires: July 15th 2011