

2009-012603

Klamath County, Oregon



00073044200900126030030037

09/23/2009 03:15:55 PM

Fee: \$31.00



After recording return to:

Mokum Investments LLC

*534 Humboldt Street
Reno, NV 89509*

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

Mokum Investments LLC

Same as above

File No.: 7021-1374497 (DMC)

Date: August 31, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Jon Deese and Susan Deese, as tenants in common, Grantor, conveys and warrants to **Mokum Investments LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$230,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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.

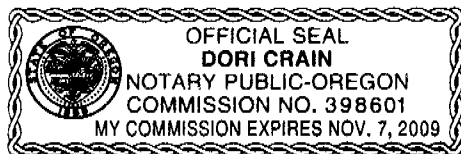
Dated this 21 day of September, 2009


Jon Deese


Susan Deese

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of September, 2009
by **Jon Deese and Susan Deese.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R882713**

Statutory Warranty Deed
- continued

File No.: **7021-1374497 (DMC)**
Date: **08/31/2009**

EXHIBIT A

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

Parcel 1:

Parcel 1 of Land Partition 29-02, being a replat of Parcel 1 of Minor Land Partition 47-91, situated in Sections 13 and 14, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom the Westerly 511 feet of Parcel 1 of Land Partition 29-02, situated in Government Lot 9 of Section 14, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

"Seller has not complied with the provisions of ORS 92.027"