

WK 86465-KR

THIS SPACE

2009-014452

Klamath County, Oregon



11/10/2009 11:25:15 AM

Fee: \$42.00

After recording return to:
KVLP, LLC DBA Klamath Valley Lake
Properties, an Oregon Limited Liability Company
2023 Benson
Klamath Falls, OR 97602

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

KVLP, LLC DBA Klamath Valley Lake
Properties, an Oregon Limited Liability Company
2023 Benson
Klamath Falls, OR 97602

Escrow No. MT86465-KR
Title No. 0086465
SWD

STATUTORY WARRANTY DEED

William S. Hamilton, Grantor(s) hereby convey and warrant to KVLP, LLC DBA Klamath Valley Lake Properties, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 taxes, a lien not yet due and payable that above named Grantee hereby agrees to assume and pay.

The true and actual consideration for this conveyance is 1.00.

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 6th day of November, 2009.

William S. Hamilton

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 6, 2009 by William S. Hamilton.



(Notary Public for Oregon)
My commission expires 11/16/2011

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 12-96 situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

LESS and EXCEPT the following:

A parcel of land situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and further being described as a portion of Parcel Two, "Land Partition 12-96", and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of parcel one of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05°32'00" East 400.00 feet, thence from said point of beginning along the East line of said parcel two, North 05°32'00" West 68.47 feet to a 5/8 inch pin, thence along the North line of said parcel two North 71°51'00" West 90.20 feet to a 5/8 inch pin, thence South 18°09'00" West 42.15 feet to a 5/8 inch pin, thence South 05°32'00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said parcel one; thence along the North line of said parcel one North 90°00'00" East 100.00 feet to the point of beginning, bearings based on "Land partition 12-96".