

2009-014457

Klamath County, Oregon

After recording, please return to:

Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601



00075250200900144570040047

11/10/2009 11:31:52 AM

Fee: \$52.00

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

Klamath County Public Works
305 Main Street
Klamath Falls, Oregon 97601

151786600

WARRANTY DEED

TETRAD, L.L.C., an Oregon corporation, Grantor, conveys and warrants to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon, and being more particularly described as follows, to wit:

SUBJECT PARCEL

Described on the attached Exhibit "A"

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

IT IS THE INTENT OF THIS DOCUMENT TO CONVEY FEE TITLE.

The true consideration for this conveyance is \$46,200.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

FS2

IN WITNESS WHEREOF, the above named Grantor(s), has/have caused this instrument to be signed.

DATED this 18th day of May 2009

Tetrad, L.L.C.
an Oregon Corporation

By: [Signature]

Title: manager

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 18th day of May, 2009.
by Tetrad, L.L.C..

[Signature]

Notary Public



EXHIBIT "A"

TETRAD, L.L.C. PROPERTY

A parcel of land, situated in the NW1/4 of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, for public road purposes over and across that portion of Tracts 39B and 40B, Enterprise Tracts as described in Deed Volume M00, page 32905 and being more particularly described as follows:

A strip of land 10 feet wide lying southerly of, adjoining to and parallel with the existing southerly right of way line of Foothills Boulevard as acquired per Deed Volume M94, page 6678 and shown on Survey #3173 on file in the Klamath County Surveyor's Office. Said parcel contains 0.11 acres more or less.

KLAMATH PUBLISHING LLC

WAITS MICHELLE A &

JOHNSON HOY D

FRANSON LAWRENCE A & BRENDA L

FOOTHILLS-BLVD

Klamath Falls

TETRAD LLC

NICHOLSON GAYLE P

NICHOLSON GAYLE PAYNE

KLAMATH COUNTY

KLAMATH COUNTY

KLAMATH COUNTY

KLAMATH COUNTY

SALAMEDA AVE

CRATER LAKE PKWY

WASHBURN-WAY