

2009-014534

Klamath County, Oregon



After recording return to:
Steven Bitzer and Kelsey Bitzer
5248 Amberview Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Steven Bitzer and Kelsey Bitzer
5248 Amberview Lane
Klamath Falls, OR 97603

File No.: 7021-1476345 (DMC)
Date: October 20, 2009

THIS SPAC



11/12/2009 03:08:29 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Pine River Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Steven Bitzer and Kelsey Bitzer, husband and wife as joint tenants**, 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 37 TRACT 1473 PHEASANT RUN, 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.

The true consideration for this conveyance is **\$185,400.00**. (Here comply with requirements of ORS 93.030)

542-

APN: R893343

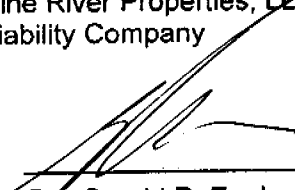
Statutory Warranty Deed
- continued

File No.: 7021-1476345 (DMC)
Date: 10/20/2009

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.

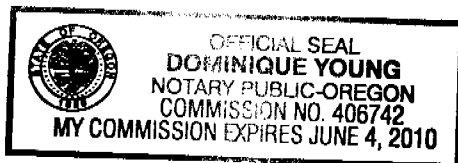
Dated this 10th day of November, 2009.

Pine River Properties, LLC, an Oregon Limited
Liability Company


By: Gerald R. Engler, President

STATE OF Oregon)
)ss.
County of Clatsamas)

This instrument was acknowledged before me on this 10th day of November, 2009
by Gerald R. Engler as President of Pine River Properties, LLC, an Oregon Limited Liability Company, on
behalf of the Corporation.




Notary Public for Oregon
My commission expires: 6/4/2010