

MT86308-SH



After recording return to:  
MATTHEW D. CARNEY  
5253 AMBERVIEW LANE  
KLAMATH FALLS, OR 97603

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

MATTHEW D. CARNEY  
5253 AMBERVIEW LANE  
KLAMATH FALLS, OR 97603

Escrow No. MT86308-SH  
Title No. 0086308  
SWD

THI

2009-014930

Klamath County, Oregon



00075790200900149300010019

11/20/2009 01:32:51 PM

Fee: \$37.00

### STATUTORY WARRANTY DEED

**PINE RIVER PROPERTIES, LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **MATTHEW D. CARNEY**, 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:

Lot 8 in Tract 1473 PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$224,000.00**.

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 15<sup>th</sup> day of November 2009

PINE RIVER PROPERTIES, LLC

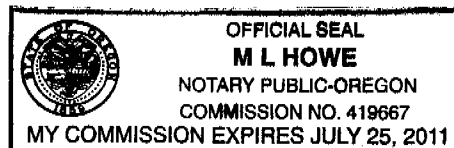
BY:

GERALD R. ENGLER, MANAGER

State of Oregon

County of KLAMATH

Mustnomah



This instrument was acknowledged before me on Nov 17, 2009 by GERALD R. ENGLER AS MANAGER OF PINE RIVER PROPERTIES, LLC.

(Signature)  
(Notary Public for Oregon)

My commission expires

July 25, 2011

37.00