

MTC 86493

2009-014992  
Klamath County, Oregon

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|---|
| <b>After recording return to:</b><br><br>LCL, LLC<br>Attn: Linda S. Dallwig<br>Carol L. Stevens<br>4693 Sunnyview Road<br>Salem, OR 97305 |
| <b>Until a change is requested, all tax statements shall be sent to the following address:</b><br><br>Same as Above                       |



00075863200900149920010011

11/23/2009 11:34:09 AM

Fee: \$37.00

Order Number: 30192

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Milo Kephart, Trustee of the Milo Kephart Family Trust Dated June 23, 2004  
Grantor conveys and warrants to  
LCL, LLC, an Oregon limited liability company, Grantees the following described real  
property free of encumbrances except as specifically set forth herein:

**Lot 7 in Block 5, Plat No. 1204 LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): 697393 & M894330

Map/Tax Lot No(s): 2309-002A0-03000-000 & M-309626

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$27,264.20. (Here comply with requirements of ORS 93.030.)

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, CHAPTER 424, OREGON LAWS 2007.

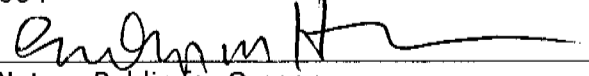
Executed this 20 day of November, 2009

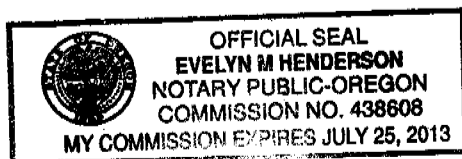
Milo Kephart, Trustee of the Milo Kephart Family Trust Dated June 23, 2004

  
By: Milo Kephart  
Its Trustee

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 20 day of November, 2009 by **Milo Kephart**, as ~~Trustee of Milo Kephart~~, Trustee of the Milo Kephart Family Trust Dated June 23, 2004

  
Notary Public for Oregon  
My commission expires: 7-25-13



37pmf