

MTC85ACT-1CR

THIS SPAC

2009-015384

Klamath County, Oregon



12/04/2009 03:05:01 PM

Fee: \$37.00

After recording return to:

Kraig L. Kroeker  
2338 Wiard Street  
Klamath Falls, OR 97603

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

Kraig L. Kroeker  
2338 Wiard Street  
Klamath Falls, OR 97603

Escrow No. MT85687-KR  
Title No. 0085687  
SWD

### STATUTORY WARRANTY DEED

**Maroda, LLC, a Nevada Limited Liability Company**, Grantor(s) hereby convey and warrant to **Kraig L. Kroeker and Marcie E. Kroeker, as tenants by the entirety**, 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:

Parcel 1 of Land Partition 33-00 being a portion of Tract 8 and Tract 9 of GIENGER HOME TRACTS, situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 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 **\$150,000.00**.

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 1<sup>st</sup> day of December, 2009

Maroda, LLC, a Nevada Limited Liability Company

X BY: [Signature]  
Robin Schwartz, Managing Member

X BY: [Signature]  
Dan Clark, Member

X BY: [Signature]  
Marvin Strom, Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 1, 2009 by Robin Schwartz as Managing Member, Dan Clark and Marvin Strom Grief, as Members for Maroda, LLC, a Nevada Limited Liability Company.



[Signature: Kristi L. Redd]  
(Notary Public for Oregon)  
My commission expires 11/16/2011

37HMT