



2009-016282
Klamath County, Oregon

THIS SP/



12/31/2009 11:21:51 AM

Fee: \$42.00

After recording return to:
LTH PROPERTIES, LLC
4534 ANDERSON AVE
Klamath Falls, OR 97603

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

LTH PROPERTIES, LLC
4534 ANDERSON AVE
Klamath Falls, OR 97603

Escrow No. MT86575-SH
Title No. 0086575
SWD-EM

STATUTORY WARRANTY DEED

AVISTA CORPORATION, A WASHINGTON CORPORATION, FORMERLY KNOWN AS THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION DOING BUSINESS AS WP NATURAL GAS, Grantor(s) hereby convey and warrant to **LTH PROPERTIES, LLC, an Oregon Limited Liability Company,** 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:

Lots 5A, 5B, 6A, 6B, 7A and 7B in Block 6 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Grantor reserves an easement for the existing gas regulator station on the East 20 feet of the North 10 feet of Lot 5A, to access, operate, maintain, construct, repair, replace modify and/or reconstruct the gas regulator station consisting of fencing, pipes, valves, electric wires, cables and appurtenances thereto.

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 **\$139,500.00**.

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.

42amt

Dated this 29th day of December, 2009.

AVISTA CORPORATION

BY: Donald J. Malisani
Donald J. Malisani, Real Estate Dept. Manager

State of Washington
County of Snohomish

This instrument was acknowledged before me on December 29, 2009 by Donald J. Malisani
AS Real Estate Dept. Manager
OF AVISTA CORPORATION.

Theodore M. Baker
(Notary Public for Washington)

My commission expires 1/31/2012

