

2009-016305

Klamath County, Oregon



00077407200900163050020020

12/31/2009 01:47:08 PM

Fee: \$42.00



After recording return to:
Robin J Springer
5245 Amberview Lane
Klamath Falls, OR 97603

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

Robin J Springer
5245 Amberview Lane
Klamath Falls, OR 97603

File No.: 7021-1477801 (DMC)

Date: November 17, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Pine River Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Robin J Springer**, 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 10 IN 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 **\$142,500.00**. (Here comply with requirements of ORS 93.030)

F42-

APN: R893334

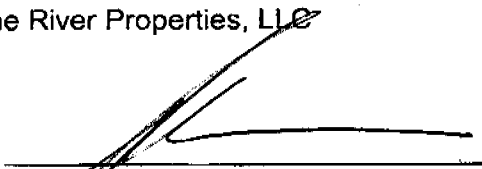
Statutory Warranty Deed
- continued

File No.: 7021-1477801 (DMC)
Date: 11/17/2009

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.

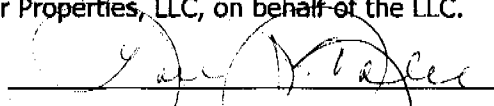
Dated this 30th day of December, 2009.

Pine River Properties, LLC


By: Gerald R. Engler, Manager

STATE OF Oregon)
County of Columbia)ss.

This instrument was acknowledged before me on this 30 day of December, 2009
by Gerald R. Engler as Manager of Pine River Properties, LLC, on behalf of the LLC.


Notary Public for Oregon
My commission expires: 7/24/2011

