



THIS SPAC

2009-016318

Klamath County, Oregon



12/31/2009 02:26:41 PM

Fee: \$42.00

After recording return to:

SARAH MOYA-SANTOS

5409 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

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

SARAH MOYA-SANTOS

5409 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT86625-SH

Title No. 0086625

SWD-EM

STATUTORY WARRANTY DEED

PINE RIVER PROPERTIES, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **SARAH MOYA-SANTOS, 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 9 in TRACT 1473 PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, 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 **\$169,000.00**.

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.

42 Amt

Dated this 30th day of December, 2009

PINE RIVER PROPERTIES, LLC

BY:

GERALD R. ENGLER, MANAGER

State of Oregon

County of Clatsop

This instrument was acknowledged before me on Dec. 30, 2009 by GERALD R. ENGLER AS MANAGER OF PINE RIVER PROPERTIES, LLC.

Loretta J. Tubbs
(Notary Public for Oregon)



My commission expires 7/24/2011