

MT86896-MS



THIS SPAC

2010-001959
Klamath County, Oregon



00079643201000019590020028

02/05/2010 03:32:36 PM

Fee: \$42.00

After recording return to:

Kevin M. Davis

1946 N. Eldorado Blvd

Klamath Falls, OR 97601

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

Kevin M. Davis

1946 N. Eldorado Blvd

Klamath Falls, OR 97601

Escrow No. MT86896-MS

Title No. 0086896

SWD-EM r.012910

STATUTORY WARRANTY DEED

Four Cousins, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Kevin M. Davis, 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 14, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of vacated Peach Street adjacent thereto as described in Vacation, dated November 6, 1969, recorded November 6, 1969 in Volume M69, page 9356, Microfilm Records of 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 **\$179,900.00**.

424144

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 04 day of February, 2010

Four Cousins, LLC, an Oregon Limited Partnership

BY: Claire Hunsaker
Claire Hunsaker, Member

STATE OF CALIFORNIA

COUNTY OF Santa Clara

On February 4th, 2010 before me, Pearl Castillo, Notary Public personally appeared Claire Hunsaker, Member of Four Cousins, LLC, an Oregon Limited Partnership personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Pearl Castillo

