

2010-003254

Klamath County, Oregon



00081189201000032540030035



THIS SPACE RE

03/12/2010 03:02:34 PM

Fee: \$47.00

After recording return to:
Shon R Biri and Michele K Biri
2712 Heritage Court
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Shon R Biri and Michele K Biri
2712 Heritage Court
Klamath Falls, OR 97601

File No.: 7021-1534453 (ALF)
Date: February 12, 2010

STATUTORY WARRANTY DEED

Sierra Development, LLC, Grantor, conveys and warrants to **Shon R Biri and Michele K Biri, husband and wife as tenants by the entirety**, 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 27 IN TRACT 1383, SIERRA HEIGHTS, 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.

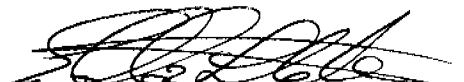
The true consideration for this conveyance is **\$267,500.00**. (Here comply with requirements of ORS 91.030)


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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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10 day of March, 2010.

Sierra Developments LLC


By Eddie Wilcher

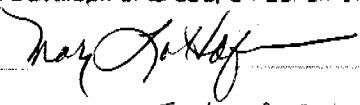

By Michael Wilcher



STATE OF Colorado)
County of Garfield)ss

This instrument was acknowledged before me on this 10th day of March, 2010
by ~~Eddie Wilcher~~ and Michael Wilcher as of Sierra Developments LLC, on behalf of the




Notary Public for State of Colorado
My commission expires: 2/27/2010

STATE OF Oregon }

COUNTY OF Klamath }

On March 11, 2010, before me, a notary public within and for said County,
personally appeared Eddie Witcher, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleeck

Notary Public

My commission expires:

12-3-10

