

2010-003772

Klamath County, Oregon



THIS SPACE



00081822201000037720060069

03/26/2010 03:06:53 PM

Fee: \$62.00

After recording return to:
David L. Banes
2808 Pear Street
Klamath Falls, OR 97603

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

David L. Banes
2808 Pear Street
Klamath Falls, OR 97603

File No.: 7021-1537433 (ALF)

Date: February 19, 2010

1st 1537433

STATUTORY WARRANTY DEED

Pear Street Ventures, LLC, a California limited liability company, Grantor, conveys and warrants to **David L. Banes**, 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:

LOTS 1 AND 2, BLOCK 2, MILLS GARDENS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTH 70 FEET OF LOTS 1 AND 2 (AS MEASURED ALONG THE WEST LINE OF LOT 2) BLOCK 2, MILLS GARDENS ADDITION (THE NORTH LINE TO BE PARALLEL AND 70 FEET FROM WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOTS 1 AND 2).

TOGETHER WITH THAT PORTION OF VACATED PEAR STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 2, MILLS GARDENS; THENCE NORTH ON THE WEST LINE OF LOT 2 EXTENDED A DISTANCE OF 20 FEET; THENCE NORTH 89° 45' EAST A DISTANCE OF 53.5 FEET; THENCE SOUTH 21° 40' EAST A DISTANCE OF 21.48 FEET; THENCE SOUTH 89° 45' WEST ON THE SOUTH LINE OF SAID PEAR STREET, A DISTANCE OF 61.4 FEET TO THE POINT OF BEGINNING.

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.

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APN: **R443256**

Statutory Warranty Deed
- continued

File No.: **7021-1537433 (ALF)**
Date: **02/19/2010**

The true consideration for this conveyance is **\$69,900.00**. (Here comply with requirements of ORS 93.030)

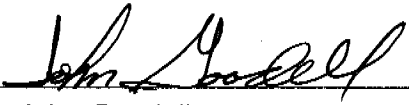
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 24 day of March, 2010.

Pear Street Ventures, LLC a California limited
liability company

By: Richard M Edwards

By: Sharon L Edwards



By: John Goodell

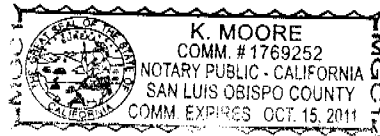
State of California)
County of San Luis Obispo)

On March 24, 2010 before me,
K. Moore, Notary Public (here insert name and title of the officer),
personally appeared John Goodell,
who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Signature K. Moore (Seal)

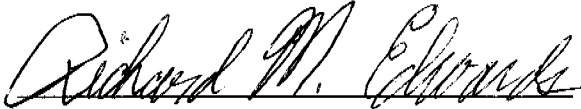



Attached to Statutory Warranty Deed dated 3-24-2010

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.

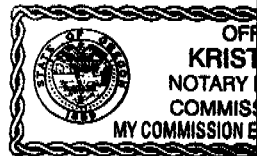
Dated this 25 day of March, 2010.

Pear Street Ventures, LLC a California limited
liability company


By: Richard M Edwards


By: Sharon L Edwards

By: John Goodell



APN: R443256

Statutory Warranty Deed
- continued

File No.: 7021-1537433 (ALF)
Date: 02/19/2010

STATE OF Oregon)
)ss.
County of Union)

This instrument was acknowledged before me on this 25th day of March, 2010
by Richard M. Edwards and Sharon L. Edwards as of Pear Street
Ventures, LLC a California limited liability company, on behalf of the .

Kristin Walker
Kristin Walker

Notary Public for Oregon

My commission expires: Oct. 17, 2011

