

UTC 87421-KR

THIS SPACE

2010-004670

Klamath County, Oregon



04/19/2010 11:18:26 AM

Fee: \$37.00

After recording return to:
BALSAMLAND, LLC, an Oregon limited liability company
173 Reverknolls
Avon, CT 06001-2054

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

BALSAMLAND, LLC, an Oregon limited liability company
173 Reverknolls
Avon, CT 06001-2054

Escrow No. MT87421-KR
Title No. 0087421
SWD r.012910

STATUTORY WARRANTY DEED

Edwin Keady and Loretta Keady, Trustees of The Edwin and Loretta Keady Trust dated 1/06/2006, Grantor(s) hereby convey and warrant to BALSAMLAND, LLC, an Oregon limited liability company, 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 1, CREGAN PARK, 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 \$4,693.50.

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 14th day of April, 2010.

The Edwin and Loretta Keady Trust dated 1/06/2006

BY: Edwin Keady, Trustee

BY: Loretta Keady, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14, 2010 by Edwin Keady and Loretta Keady, Trustees of The Edwin and Loretta Keady Trust dated 1/06/2006.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2011

37AMT