

MT87776-DS



2010-007498

Klamath County, Oregon

THIS SPACE



00086125201000074980030030

06/21/2010 11:26:54 AM

Fee: \$47.00

After recording return to:

OLIVER SPIRES

224 Mtn. View Blvd.

Klamath Falls, OR 97601

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

OLIVER SPIRES

224 Mtn. View Blvd.

Klamath Falls, OR 97601

Escrow No. MT87776-DS

Title No. 0087776

SWD-EM 1.012910

STATUTORY WARRANTY DEED

SCHADER RED ROCK WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
Grantor(s) hereby convey and warrant to **OLIVER SPIRES and DIANNE SPIRES**, as tenants by the
entirety, 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:

Lots 1 and 2 in Block 6, EWAUNA HEIGHTS 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.

TOGETHER WITH that portion of vacated alley adjacent to said lots, vacated by
Ordinance No. 1028, recorded February 25, 1958 in Volume 297, Page 583 Deed Records
of Klamath County, Oregon and also Ordinance No. 5229, recorded September 7, 1961 in
Volume 332, page 169, Deed 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 **\$125,000.00**.

47Amf

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 17th day of June, 2010.

SCHADER RED ROCK WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: X *Ryan M. Schader*
RYAN M. SCHADER, MANAGER

State of California
County of _____

This instrument was acknowledged before me on _____, 2010 by RYAN M. SCHADER, MANAGER OF SCHADER RED ROCK WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

(Notary Public for Oregon)

My commission expires _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

On 6-17-10 before me, Karen Hardcastle, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ryan M. Schader
Name(s) of Signer(s)



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: Karen Hardcastle
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed - Klamath County,
Document Date: 6-17-10 Number of Pages: Oregon

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____