

2010-008549

Klamath County, Oregon



00087403201000085490020023

07/16/2010 11:27:55 AM

Fee: \$42.00



THIS SPACE

After recording return to:
Terrance Ray Breiner and Judith Lynn
Breiner
PO Box 1693
Alturas, CA 96101

Until a change is requested all tax statements
shall be sent to the following address:
Terrance Ray Breiner and Judith Lynn
Breiner
PO Box 1693
Alturas, CA 96101

File No.: 7021-1598159 (TM)
Date: July 12, 2010

1st 1598159

STATUTORY WARRANTY DEED

Nash Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Terrance Ray Breiner and Judith Lynn Breiner 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 13, BLOCK 1, OF SUNNYLAND, A RE-SUBDIVISION OF THE SOUTH 10 ACRES OF ENTERPRISE TRACT N. 31, KLAMATH COUNTY, OREGON.

Subject to:

2010/2011 Real property taxes; a lien not yet due & payable.

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.

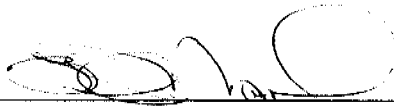
The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

x

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

Dated this 12 day of July, 2010.

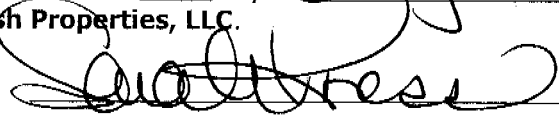
Nash Properties, LLC, an Oregon limited liability company


By: William C. Nash, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of July, 2010
by **William C. Nash, as member of Nash Properties, LLC.**




Notary Public for Oregon
My commission expires: 10/16/2010