

2010-008663

Klamath County, Oregon



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THIS SPACE R

07/20/2010 03:07:39 PM

Fee: \$47.00



After recording return to:
Kalvin E Kvalvik and Jinnelle R Kvalvik
3616 Boardman
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Kalvin E Kvalvik and Jinnelle R Kvalvik
3616 Boardman
Klamath Falls, OR 97603

File No.: 7021-1586066 (ALF)
Date: June 14, 2010

1st 1586066

STATUTORY WARRANTY DEED

Silver Lake Development, LLC Limited Liability Company, Grantor, conveys and warrants to **Kalvin E Kvalvik and Jinnelle R Kvalvik, husband and wife**, 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:

THE WEST 102 FEET OF LOT 1, BLOCK 4 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE WEST 5 FEET OF SAID TRACT CONVEYED TO KLAMATH COUNTY, FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 21, 1963 IN BOOK 348 PAGE 589, DEED RECORDS 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

APN: R529048

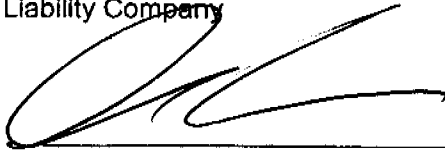
Statutory Warranty Deed
- continued

File No.: 7021-1586066 (ALF)
Date: 06/14/2010

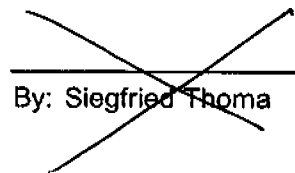
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 16 day of July, 20 10.

Silver Lake Development, LLC, Limited
Liability Company



By: Daniel Sprouse

X 

By: Siegfried Thoma

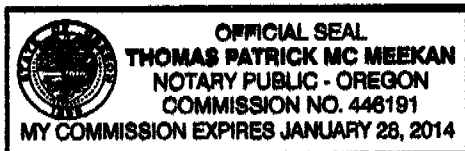
APN: R529048

Statutory Warranty Deed
- continued

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STATE OF Oregon)
County of ~~Klamath~~ ^{7/16/10} Washington) ss.

This instrument was acknowledged before me on this 16th day of July, 20 10
by Daniel Sprouse and ~~Siegfried Thomas~~ ^{7/16/10} as of Silver Lake Development, LLC, Limited Liability Company,
on behalf of the .



Tom McMeekan
Notary Public for Oregon
My commission expires: January 28th, 2014