

THIS SPACE

2010-009347

Klamath County, Oregon



00088364201000093470020026

08/06/2010 03:18:27 PM

Fee: \$42.00

**AmeriTitle**  
Part Of The JELD-WEN Family

After recording return to:  
Oregon Commercial Services, LLC, an Oregon  
Limited Liability Company  
4818 Table Rock Road  
Medford, OR 97501

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

Oregon Commercial Services, LLC, an Oregon  
Limited Liability Company  
4818 Table Rock Road  
Medford, OR 97501

Escrow No. MT88047-SH

Title No. 0088047

SWD r.012910

### STATUTORY WARRANTY DEED

**Marcus S. Waits**, Grantor(s) hereby convey and warrant to **Oregon Commercial Services, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:

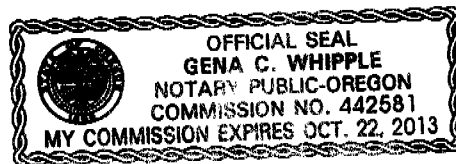
**2010-2011 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$0.00**.

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 5 day of August, 2010

Marcus S. Waits



State of Oregon  
County of Jackson

This instrument was acknowledged before me on Aug. 5, 2010 by Marcus S. Waits.

(Notary Public for Oregon)

My commission expires 10-22-2013

427Amf

## LEGAL DESCRIPTION

### "EXHIBIT A"

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A portion of Lots 1 and 2, Block 5 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of THIRD ADDITION to ALTAMONT ACRES in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the point of beginning, being an equal one-third part of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres.