

UTC 88554-KR

THIS SPACE F

2010-011569

Klamath County, Oregon



09/30/2010 11:27:07 AM

Fee: \$37.00

After recording return to:
Bydand Investors, LLC, a Florida Limited
Liability Company
Attention: Bob Gordon 7411 Hwy 39
Klamath Falls, OR 97603

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

Bydand Investors, LLC, a Florida Limited
Liability Company
Attention: Bob Gordon 7411 Hwy 39
Klamath Falls, OR 97603

Escrow No. MT88554-KR
Title No. 0088554
SWD r.012910

STATUTORY WARRANTY DEED

NATALIE E. FANNING, TRUSTEE OF THE ADELLE ERLANDSON TRUST AGREEMENT DATED SEPTEMBER 5, 2002, Grantor(s) hereby convey and warrant to **Bydand Investors, LLC, a Florida 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:

Unit No. A of Building No. 8 IX Plat of Tract 1271 Shield Crest Condominiums, Lot 11 and a portion of Lot 10, Block 4 of 1257, a resubdivision of a portion of the First Addition to Shield Crest, 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:

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

The true and actual consideration for this conveyance is **\$175,000.00**.

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 29th day of September 2010.

The Adelle Erlandson Trust agreement dated September 5, 2002

BY: N. Fanning, Trustee
Natalie E. Fanning, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 29, 2010 by NATALIE E. FANNING, TRUSTEE OF THE ADELLE ERLANDSON TRUST AGREEMENT DATED SEPTEMBER 5, 2002.



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

mf