

UTC 1394-10247

THIS SPACE RE

2010-012809

Klamath County, Oregon



After recording return to:  
KLAMATH CASCADE GROUP, LLC, AN  
OREGON LIMITED LIABILITY COMPANY  
2618 Westgate Dr.  
Klamath Falls, OR 97603



00092421201000128090020023

11/02/2010 03:17:00 PM

Fee: \$42.00

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

KLAMATH CASCADE GROUP, LLC, AN  
OREGON LIMITED LIABILITY COMPANY  
2618 Westgate Dr.  
Klamath Falls, OR 97603

Escrow No. \_\_\_\_\_  
Title No. \_\_\_\_\_  
SWD r.012910

### STATUTORY WARRANTY DEED

**RYAN HUKILL and TAMMY HUKILL**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **KLAMATH CASCADE GROUP, 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:

Parcel 2 of Land Partition 40-04, said Land Partition being a replat of Parcel 3 of Land Partition 20-99, in SE1/4 SW1/4 of Section 6, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm 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:

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

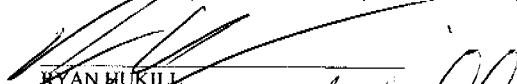
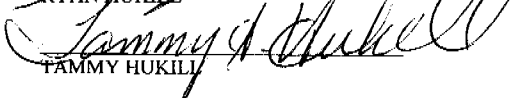
The true and actual consideration for this conveyance is \$0.00.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

A2PMJ

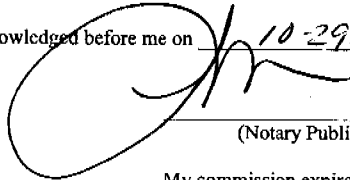
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 29 day of October, 2010.

  
\_\_\_\_\_  
RYAN HUKILL  
  
\_\_\_\_\_  
TAMMY HUKILL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 10-29, 2010 by RYAN HUKILL and TAMMY HUKILL.



(Notary Public for Oregon)

My commission expires

7.11.2014

