

1st 1654904

2010-013258

Klamath County, Oregon



00092945201000132580030036

11/15/2010 02:44:06 PM

Fee: \$47.00



After recording return to:
600 Spring Street
600 Spring Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
600 Spring Street
600 Spring Street
Klamath Falls, OR 97601

File No.: 7021-1654904 (ALF)
Date: November 09, 2010

THIS SPACE

STATUTORY WARRANTY DEED

LCH Investments, an Oregon General Partnership, Grantor, conveys and warrants to **600 Spring Street**, 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:

**LOTS 6A AND 6B, BLOCK 7, RAILROAD ADDITION, TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK 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.

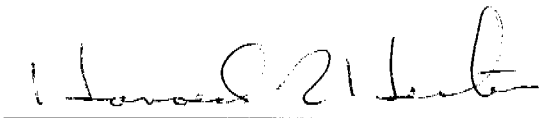
The true consideration for this conveyance is **\$90,000.00**. (Here comply with requirements of ORS 93.030)

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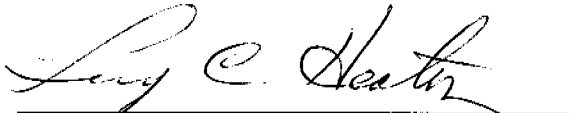
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 15 day of November, 2010

LCH Investments. an Oregon General
Partnership



By: Harold R Heaton, Registered Agent



By: Larry C Heaton, Registered Agent

APN: **R478085**

Statutory Warranty Deed
- continued

File No.: **7021-1654904 (ALF)**
Date: **11/09/2010**

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of November, 2010
by Harold R Heaton as Registered Agent of LCH Investments, an Oregon General Partnership, on behalf
of the . and Larry C Heaton

Notary Public for Oregon
My commission expires: 12-3-10

