

1659731

2010-013666  
Klamath County, Oregon



After recording return to:  
First American Title  
600 Country Club Road  
Eugene OR 97401

Until a change is requested all tax statements  
shall be sent to the following address:  
Jeremy Ricker and Crystal Ricker  
143 N. Laguna Street  
Klamath Falls, OR 97601

File No.: 7191-1659731 (jda)  
Date: November 19, 2010

THIS SPACE



11/29/2010 02:11:52 PM

Fee: \$42.00

## STATUTORY WARRANTY DEED

**G8 Capital, LLC, a California Limited Liability Company**, Grantor, conveys and warrants to **Jeremy Ricker and Crystal Ricker, husband and wife as tenants by the entirety**, 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 8 and 9 in Block 36 in Buena Vista Addition to the City of Klamath Falls, Oregon, 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 **\$40,001.00**. (Here comply with requirements of ORS 93.030)

APN: R441631


Statutory Warranty Deed  
- continued

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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.

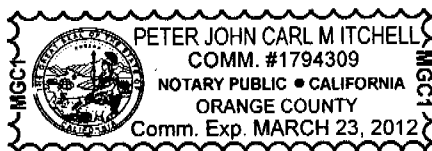
Dated this 23 day of Nov, 2010.

G8 Capital, LLC

  
By: Kurt Mullen / Authorized Sign  
Name/Title:

STATE OF CALIFORNIA )  
 )ss.  
County of Orange )

This instrument was acknowledged before me on this 23rd day of NOVEMBER, 2010  
by Kurt Mullen as Authorized Sign of G8 Capital, LLC, on behalf of the  
entity.



  
Notary Public for  
My commission expires: 3/23/2012