

MT89163-LW

THIS SPACE

2010-014060

Klamath County, Oregon



12/10/2010 02:25:57 PM

Fee: \$37.00

After recording return to:

KELLY NEAL GUY

~~9021 ARANT RD~~ 1161 PAPER BIRCH WAY

KLAMATH FALLS, OR ~~97603~~ 97601

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

KELLY NEAL GUY

~~9021 ARANT RD~~ 1161 PAPERBIRCH WAY

KLAMATH FALLS, OR ~~97603~~ 97601

Escrow No. MT89163-LW

Title No. 0089163

SWD r.012910

### STATUTORY WARRANTY DEED

NASH CONSTRUCTION LLC, Grantor(s) hereby convey and warrant to **KELLY NEAL GUY and MARJORIE B J. GUY, as tenants by the entirety**, 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:

Lot 12, Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, according to the official plat thereof on file in the office of the County Clerk 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:

The true and actual consideration for this conveyance is **\$425,000.00**.

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 9th day of December, 10.

NASH CONSTRUCTION LLC

BY: William D. Nash Member  
WILLIAM D. NASH, MEMBER

BY: Ronnie L. Sieben II Member  
RONNIE L. SIEBEN II, MEMBER

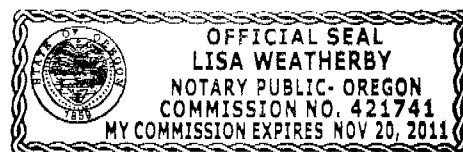
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 9, 2010 by WILLIAM D. NASH AND RONNIE L. SIEBEN II AS MEMBERS OF CONSTRUCTION LLC.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011



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