

NTC 88710-MS

THIS SP/

2011-001216

Klamath County, Oregon



02/01/2011 03:24:58 PM

Fee: \$37.00

After recording return to:
NorthState Properties, LLC, an Oregon Limited
Liability Company
PO Box 551
Merrill, OR 97633

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

NorthState Properties, LLC, an Oregon Limited
Liability Company
PO Box 551
Merrill, OR 97633

Escrow No. MT88710-MS

Title No. 0088710

SWD r.012910

STATUTORY WARRANTY DEED

Richard Takacs and Kathleen Takacs, as tenants by the entirety, Grantor(s) hereby convey and warrant to NorthState Properties, 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 27-10 situated in the W1/2 of Government Lot 14 and a portion of Government Lot 20, in the SW1/4 of Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon created by a final land use decision entered in 2010-000097 on January 4, 2011.

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 **\$25,000.00**.

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.

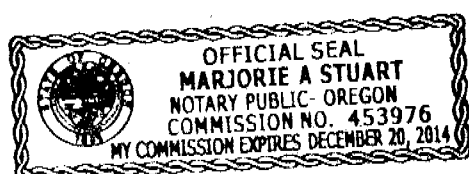
Dated this 21st day of Jan, 2011

Richard Takacs

Kathleen Takacs

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/21, 2011 by Richard Takacs and Kathleen Takacs.



(Notary Public for Oregon)

My commission expires 12/20/14

37AMJ