

2011-001825

Klamath County, Oregon



00096957201100018250030031



After recording return to:
Natasha C. Micka and Jonah R. Micka
5420 Summerfield Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Natasha C. Micka and Jonah R. Micka
5420 Summerfield Way
Klamath Falls, OR 97603

File No.: 7021-1674341 (TM)
Date: January 13, 2011

THIS SPACE R

02/15/2011 03:26:47 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Summerfield Residential Community LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Natasha C. Micka and Jonah R. Micka, 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:

LOT 3, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, 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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

F

APN: **R894216**


Statutory Warranty Deed
- continued

File No.: **7021-1674341 (TM)**
Date: **01/13/2011**

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 14th day of February, 2011.

Summerfield Residential Community LLC, an
Oregon limited liability company


By: John Batzer, Trustee of the Gibson
Trust, Member


By: Homedale JV, LLC By Randall
Simonson, Principal Member

APN: R894216

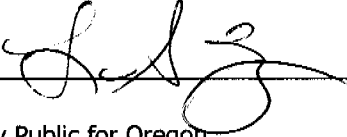
Statutory Warranty Deed
- continued

File No.: 7021-1674341 (TM)
Date: 01/13/2011

STATE OF Oregon)
County of ~~Hamath~~ Jackson)ss.

This instrument was acknowledged before me on this 14th day of February, 2011
by John Batzer, Trustee of the Gibson Trust as Member of Summerfield Residential Community LLC, on
behalf of the limited liability company.




Notary Public for Oregon
My commission expires: 1/20/14

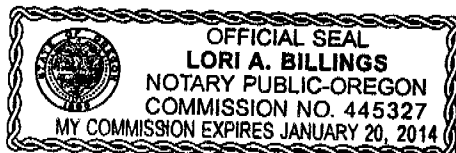
**NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT Statutory Warranty Deed**

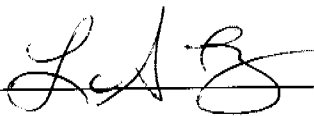
File No: 7021-1674341 (1b)

Date: February 14, 2011

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 14th day of February, 2011
by Randall Simonson, Principal Member as Homedale JV, LLC of Summerfield Residential Community, LLC
, on behalf of the LLC.




Notary Public for Oregon
My commission expires: 1/20/14