

UTC 89759-DS

2011-002440  
Klamath County, Oregon



02/23/2011 11:35:27 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

WADE J. JOHNSON  
885 Todd Rd.  
Santa Rosa, CA 95407

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

WADE J. JOHNSON  
885 Todd Rd.  
Santa Rosa, CA 95407

Escrow No. MT89759-DS  
Title No. 0089759  
SWD r.013111

### STATUTORY WARRANTY DEED

**PACIFICA L SEVENTEEN LLC, A DELAWARE LIMITED LIABILITY COMPANY,**

Grantor(s), hereby convey and warrant to

**WADE J. JOHNSON,**

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 26 and the North 20 feet of Lot 27 of Block 4, CHILOQUIN, 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 **\$22,500.00.**

47AMJ

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 17 day of February, 2011.

PACIFICASEVENTEEN LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: X [Signature]  
MANOJ CHAWLA, GENERAL MANAGER

STATE OF CALIFORNIA

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2011 before me, \_\_\_\_\_ personally appeared MANOJ CHAWLA, GENERAL MANAGER OF PACIFICASEVENTEEN LLC, A DELAWARE LIMITED LIABILITY COMPANY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature See attached

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 17 February 2011 before me,

L. Lehmann Notary Public

Here Insert Name and Title of the Officer

personally appeared

Manoj Chawla

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

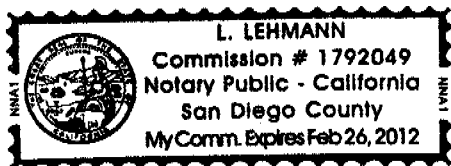
WITNESS my hand and official seal.

Signature

L. Lehmann

Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Manoj Chawla

☐ Individual

☒ Corporate Officer — Title(s): General Mgr.

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here