

WTC 90164-KR

2011-004327

Klamath County, Oregon

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
PRVAE Properties, LLC  
1805 Chinchalla Way  
Klamath Falls, OR 97603



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04/01/2011 03:33:23 PM

Fee: \$42.00

- WARRANTY DEED -

Charles R. Menke and Janice M. Menke, Grantors, convey and warrant to PRVAE Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 30-03, a Replat of Parcel 1 of Land Partition 22-00 in the SW1/4 of the SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

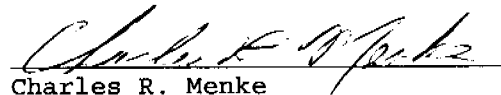
SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments; and those exceptions listed in the attached Exhibit "A."

Grantors agree to defend and hold harmless Grantee from the financing statement recorded June 9, 2009 in Volume 2009-007975, Microfilm Records of Klamath County, Oregon, in favor of HSBC Bank USA, as Trustee.

The true and actual consideration for this transfer is \$385,000.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

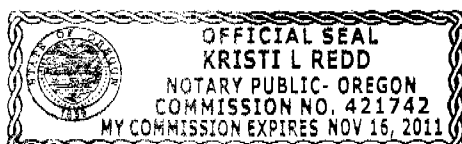
Dated this 3<sup>rd</sup> day of March, 2011.


  
Charles R. Menke

  
Janice M. Menke

STATE OF OREGON     )  
                              ) ss.  
County of Klamath )

Personally appeared before me this 3<sup>rd</sup> day of March, 2011, the above-named Charles R. Menke and Janice M. Menke and acknowledged the foregoing instrument to be their voluntary act.



  
Notary Public for Oregon  
My Commission expires: 11/16/2011

429Wet

Exhibit "A" to Warranty Deed

1. City liens, if any due and payable to the City of Klamath Falls. Effective July 1 of 2008 the City of Klamath Falls has contracted out the request for lien checks and the fee is \$25.00 per search. No search will be conducted until the parties request us to incur the cost.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. Conditions and restrictions as disclosed by Warranty Deed recorded October 8, 194 7 in Book 212, page 193, from Western Cities Company to C.P. Peyton and Doris A. Peyton, husband and wife, in which the right was reserved to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties.
6. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: January 29, 1997  
Volume: M97, page 2669, Microfilm Records of Klamath County, Oregon  
In favor of: U.S. West communications, Inc.  
For: Telecommunications facilities.
7. An easement created by instrument, subject to the terms and provisions thereof,  
Recorded: June 29, 1998  
Volume: M98, page 22842, Microfilm Records of Klamath County, Oregon  
Grantor: WC Ranch, Inc., an Oregon Corporation  
Grantee: City of Klamath Falls
8. Ordinance 98-12 annexing certain territory to the City of Klamath Falls;  
Recorded: September 4, 1998  
Volume: M98, page 32587, Microfilm Records of Klamath County, Oregon
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
10. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
11. Rights of parties in possession, or claiming to be in possession, other than above vestees.
12. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.