

1st 1723447

2011-007612  
Klamath County, Oregon



00103818201100076120020023

06/24/2011 02:55:31 PM

Fee: \$42.00



After recording return to:  
Roberta M. McGregor  
576 Miller Island Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Roberta M. McGregor  
576 Miller Island Road  
Klamath Falls, OR 97603

File No.: 7151-1723447 (JA)  
Date: June 10, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Pacifica L. Seventeen, LLC**, Grantor, conveys and warrants to **Roberta M. McGregor and Danielle George not as tenants in common, but with rights of survivorship**, 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 9, BLOCK 14, STEWART, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$32,000.00**. (Here comply with requirements of ORS 93.030)

APN: R535665

Statutory Warranty Deed  
- continued

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Date: 06/10/2011

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.

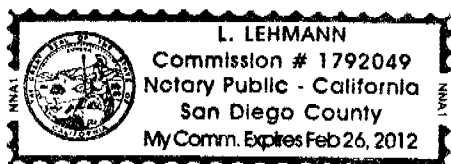
Dated this 20 day of June, 2011.

Pacifica L. Seventeen, LLC

By: Manoj Chawla, General Manager

STATE OF California )  
County of San Diego )ss.

This instrument was acknowledged before me on this 20 day of June, 2011 by Manoj Chawla as General Manager of Pacifica L. Seventeen, LLC, on behalf of the LLC.



L. Lehmann  
Notary Public for California  
My commission expires: