

1st 1721089

2011-007937

Klamath County, Oregon



00104230201100079370020022

07/05/2011 02:53:52 PM

Fee: \$42.00



After recording return to:
Tom E Harris and Alta C Harris
6737 Cottage Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tom E Harris and Alta C Harris
6737 Cottage Avenue
Klamath Falls, OR 97603

File No.: 7021-1721089 (ALF)
Date: June 01, 2011

THIS SPACE I

STATUTORY WARRANTY DEED

Oak Capital REO LLC, a Delaware limited liability Company, Grantor, conveys and warrants to **Tom E Harris and Alta C Harris, husband and wife**, 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 7, Block 3 of Tract 1103, EAST HILLS ESTATES, 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 **\$194,000.00**. (Here comply with requirements of ORS 93.030)

APN: R505153

Statutory Warranty Deed
- continued

File No.: 7021-1721089 (ALF)
Date: 06/01/2011

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 30th day of June, 2011

Oak Capital REO LLC, a Delaware limited liability Company

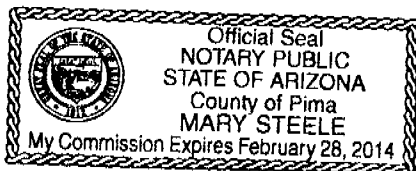


By: Oak Capital LLC member
Oak Capital Manager, LLC
Conix Inc, member / manager

STATE OF Arizona)
)ss.
County of Pima)

This instrument was acknowledged before me on this 30th day of June, 2011 by Benjamin A Alu as president of conix, member/mgr of Oak Capital REO LLC, a Delaware limited liability Company, on behalf of the .

Mary Stahl



Notary Public for Pima Co, Arizona
My commission expires: 2/28/14