

UTC 90377

2011-008261

Klamath County, Oregon



00104654201100082610020023

07/14/2011 11:29:08 AM

Fee: \$42.00

After recording return to:  
Michael T. Harding  
PO Box 205  
Bly, OR 97622

Until a change is requested, all tax statements shall be sent  
to the following address:  
Michael T. Harding  
PO Box 205  
Bly, OR 97622

#### STATUTORY WARRANTY DEED

BlackStar REO XIV, LLC, a Delaware limited liability company, Grantor, conveys and warrants to Michael T. Harding, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 749 in Block 117, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Tax Account No. 3809-033DB-07500-000

This property is free of encumbrances, EXCEPT:  
20011-12 taxes a lien not yet due and payable.

The true consideration for this conveyance is \$39,000.00

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 17<sup>th</sup> day of July, 2011

424211

BlackStar REO XIV, LLC,  
a Delaware limited liability company

By BlackStar Financial, Inc., Member

By: [Signature]  
Laurie B. Holcomb, President

STATE OF CALIFORNIA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2011 by Laurie B. Holcomb, as the President of BlackStar Financial, Inc., Member of BlackStar REO XIV, LLC on its behalf.

[Signature]  
Notary Public State of  
My commission expires:

APRIL 17, 2015

Order No. 37F0397021

