

MT90991-MS



THIS SPAC

2011-009270  
Klamath County, Oregon



00105932201100092700010017

08/11/2011 03:10:58 PM

Fee: \$37.00

After recording return to:

D & P Properties, a Partnership

1143 Pine Street

Klamath Falls, OR 97601

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

D & P Properties, a Partnership

1143 Pine Street

Klamath Falls, OR 97601

Escrow No. MT90991-MS

Title No. 0090991

SWD1 r.041111

### STATUTORY WARRANTY DEED

**Pacific Crest Federal Credit Union,**

Grantor(s), hereby convey and warrant to

D & P Properties, a Partnership

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:

The E1/2 of Lot 4 and all of Lot 5, Block 3, TRACT 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$59,400.00**.

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

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.

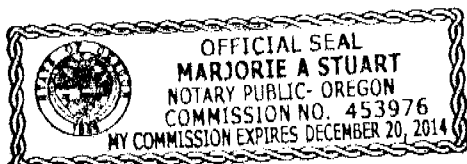
Dated this 8 day of August, 2011

Pacific Crest Federal Credit Union

BY: Kathie Philp  
Kathie Philp, CEO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8/8, 2011 by Kathie Philp, as CEO for Pacific Crest Federal Credit Union.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/14