

NOTE 91232-DS

2011-009667

Klamath County, Oregon



00106417201100096670020023

08/23/2011 11:07:26 AM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

FRED V. SIMON

26167 Stateline Rd.

Malin, OR 97632

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

FRED V. SIMON

26167 Stateline Rd.

Malin, OR 97632

Escrow No. MT91232-DS

Title No. 0091232

SWD r.042611

STATUTORY WARRANTY DEED

PACIFICA L SEVENTEEN LLC, A DELAWARE LIMITED LIABILITY COMPANY,

Grantor(s), hereby convey and warrant to

FRED V. SIMON,

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:

A portion of the W1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the Section line a distance of 1672.5 feet and North 0° 02' West along the center line of McKinley Street a distance of 887.5 feet and West a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence; West a distance of 115.75 feet to an iron pin; thence South 0° 02' West a distance of 62.5 feet to an iron pin; thence East 115.75 feet to an iron pin; thence South 0° 02' East a distance of 62.5 feet, more or less, to the point of beginning,

The true and actual consideration for this conveyance is **\$29,000.00**.

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.

42pmj

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 19 day of August, 2011.

PACIFICA L. SEVENTEEN LLC, A DELAWARE
LIMITED LIABILITY COMPANY

BY: X Manoj Chawla
MANOJ CHAWLA, GENERAL MANAGER

STATE OF CALIFORNIA

COUNTY OF San Diego ^{SS.}

On 19 August, 2011 before me, L. Lehmann personally appeared MANOJ CHAWLA, AS GENERAL MANAGER OF PACIFICA L SEVENTEEN LLC, A DELAWARE LIMITED LIABILITY COMPANY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature L. Lehmann

