

1st 1742472

2011-009743
Klamath County, Oregon



After recording return to:
BDS Ventures, LLC
6144 Edgehill Drive
El Dorado Hills, CA 95762

Until a change is requested all tax statements
shall be sent to the following address:
BDS Ventures, LLC
6144 Edgehill Drive
El Dorado Hills, CA 95762

File No.: 7021-1742472 (ALF)
Date: August 03, 2011

THIS SPACE



00106530201100097430020024

08/25/2011 02:11:43 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Sierra Wilde, Grantor, conveys and warrants to **BDS Ventures, LLC**, 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:

Parcel 3 of Land Partition 19-93 filed July 21, 1993, being a portion of the N 1/2 NE 1/4 and NE 1/4 NW 1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, 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.
2. Taxes for the fiscal year 2011-2012 a lien, due not yet payable.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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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 23 day of August, 2011.

Sierra Wilde
Sierra Wilde

STATE OF ~~Oregon~~ ^{jm} Texas)
County of ~~Klamath~~ ^{jm} Bastrop)ss.

This instrument was acknowledged before me on this 23 day of August, 2011 by **Sierra Wilde**.

Judy Murphy
Notary Public for ~~Oregon~~ ^{jm} Texas
My commission expires:

