

2011-010145

Klamath County, Oregon



00107037201100101450020025

09/07/2011 12:07:05 PM

Fee: \$42.00

After recording return to:

Patricia S. Larrabee and Allen W. Larrabee  
990 N 14<sup>th</sup> E  
Mountain Home, ID 83647

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

Patricia S. Larrabee and Allen W. Larrabee  
990 N 14<sup>th</sup> E  
Mountain Home, ID 83647

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### *Warranty Deed*

**Grantor:** American Dream Lands LLC, an Arizona Limited Liability Company  
**Of:** PO Box 1712, Flagstaff AZ 86002

**Hereby** **GRANTS and CONVEYS** **to:**

**Grantee:** Patricia S. Larrabee and Allen W. Larrabee  
**Of:** 990 N 14<sup>th</sup> E, Mountain Home, ID 83647

**FOR THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**  
the following described tract of land within Klamath County, State of Oregon, to wit:

The NE1/4SE1/4 of Section 33, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,800.00.

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.

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, mineral and oil rights, reservations, easements and other encumbrances of record.

WITNESS THE HAND OF SAID GRANTOR THIS 1<sup>st</sup> OF September 2011.

By: Joseph Zilfi, Managing Member of American Dream Lands LLC

Joseph Zilfi  
Joseph Zilfi

STATE OF OREGON }  
COUNTY OF MULTNOMAH }

On the 1<sup>st</sup> of September 2011, personally appeared Joseph Zilfi, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Kathlene Schroedl  
Notary Public

