

2011-012086

Klamath County, Oregon



00109347201100120860030037

10/28/2011 08:33:54 AM

Fee: \$47.00

After Recording Return to:  
Jerry A. Jacobson  
Jacobson, Thierolf & Dickey, P.C.  
P.O. Box 4687  
Medford, OR 97501

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

Austin Street, LLC  
550 Pair-A-Dice Ranch Road  
Jacksonville, OR 97530

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## WARRANTY DEED

JAMES ARTHUR RIDDELL, SUCCESSOR TRUSTEE OF THE JAMES  
ARTHUR MOORE TRUST DATED NOVEMBER 12, 2003, Grantor, conveys  
and warrants to AUSTIN STREET, LLC, an Oregon limited liability company,  
Grantee, the following described real property free of encumbrances except as  
specifically set forth herein:

Lots 14, 15 and 16 of Block 1 of THIRD ADDITION TO  
ALTAMONT ACRES, according to the Official Plat  
thereof on file in the office of the County Clerk of  
Klamath County, Oregon

APN: R-3909-010BA-01400-000

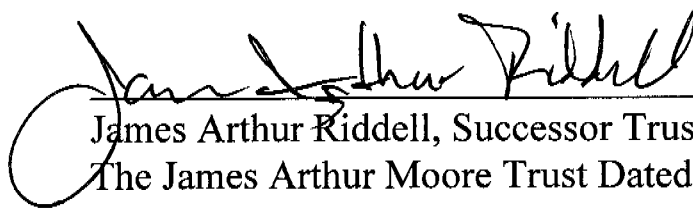
Situs Address: 3213 Austin Street, Klamath Falls, Oregon.

Subject to Easements and Encumbrances of Record.

The true consideration for this conveyance stated in terms of dollars is  
\$ -0- .

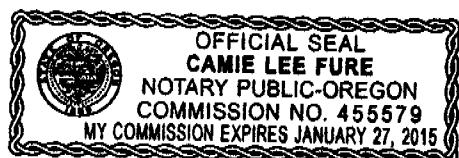
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 24 day of October, 2011.

  
James Arthur Riddell, Successor Trustee of  
The James Arthur Moore Trust Dated 11-12-03  
Grantor

STATE OF OREGON )  
 )ss.  
County of Jackson )

Personally appeared before me on this 21<sup>st</sup> day of October, 2011, by  
James Arthur Riddell, Successor Trustee of the James Arthur Moore Trust  
dated 11-12-03, as the voluntary act and deed of said Trustee of said Trust.



Camie Fure  
Notary Public for Oregon  
My Commission Expires: 1/27/2015