



THIS SPAC

2011-012149
Klamath County, Oregon



10/28/2011 03:45:35 PM

Fee: \$42.00

After recording return to:

Gary Wagner

7419 Golden Trail

Klamath Falls, OR 97603

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

Gary Wagner

7419 Golden Trail

Klamath Falls, OR 97603

Escrow No. MT91567-KR

Title No. 0091567

SWD r.042611

STATUTORY WARRANTY DEED

Lindon Real Estate Investments LLC., an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Gary Wagner and Calina Powers, with the rights of survivorship, each as to an undivided 50% interest,

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:

Lot 38 of TRACT 1503, FIRST ADDITION TO SAGE MEADOWS, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$171,900.00**.

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:

42nd

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 26 day of October, _____.

Lindon Real Estate Investments LLC., an Oregon limited liability company

BY: _____

Don Purjo, Member

BY: _____

Linda Norris, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 26, 2011 by Don Purjo and Linda Norris, as Members for Lindon Real Estate Investments LLC, an Oregon Limited Liability Company.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2012

