

WTC 911930-DS

THIS SPACE

2011-012269

Klamath County, Oregon



00109567201100122690020025

11/01/2011 03:14:27 PM

Fee: \$42.00

After recording return to:

KLH Investments LLC, an Oregon limited  
liability company

14320 SW 141th Avenue

Tigard, OR 97224

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

KLH Investments LLC, an Oregon limited  
liability company

14320 SW 141th Avenue

Tigard, OR 97224

Escrow No. MT91930-DS

Title No. 0091930

SWD r.042611

### STATUTORY WARRANTY DEED

**Joseph James Rumsey,**

Grantor(s), hereby convey and warrant to

**KLH Investments LLC, an Oregon limited liability company,**

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:

**PARCEL 1:**

The Northerly 55 feet of Lot 8, Block 4, WEST KLAMATH FALLS, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

The South 25 feet of Lot 8 and the North 30 feet of Lot 9, all in Block 4, WEST  
KLAMATH FALLS, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

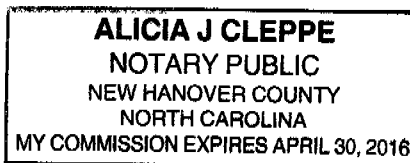
42 amt

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 <sup>31</sup>~~29~~<sup>th</sup> day of October, 2011

  
Joseph James Rumsey

State of North Carolina  
County of New Hanover



This instrument was acknowledged before me on 10-31-11, 2011 by Joseph James Rumsey.

  
(Notary Public)

My commission expires 04-30-2016