

1st Courtesy

2011-012384
Klamath County, Oregon



00109700201100123840020020
11/03/2011 03:05:15 PM Fee: \$42.00

Map and Tax Lot No. R-2407-007D0-00200-000
Property ID. R717512

STATUTORY WARRANTY DEED

REED'S FUEL COMPANY, INC., an Oregon Corporation, Grantor, conveys and warrants to JASON L. REED and DANIEL J. LEAVITT, as Tenants in Common as to a equal undivided interest each, Grantee, the following described real property, free of encumbrances except liens, covenants, conditions, restrictions, and easements of record specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

Lot 9, Block 5, Tract 1119 Leisure Woods- Unit 2, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

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.

The true and actual consideration for this conveyance is \$186,750.

RECORDING INFORMATION

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:

JASON L. REED
DANIEL J. LEAVITT
PO BOX 1793
SPRINGFIELD, OR 97477

AFTER RECORDING RETURN TO:

KELLY R. BECKLEY
BECKLEY & BONS, P.C.
P.O. BOX 11098
EUGENE, OR 97440-3298

STATUTORY WARRANTY DEED - Page 1

F:\CLIENTS\Reed's Fuel\Diamond Peaks Property\Deed - Statutory Warranty (28 OCT 2011).doc

BECKLEY & BONS, P.C.
ATTORNEYS AT LAW

1257 HIGH STREET - P.O. BOX 11098 EUGENE, OR 97440-3298
541-683-0888 - FAX 541-683-0889
www.beckley-law.com

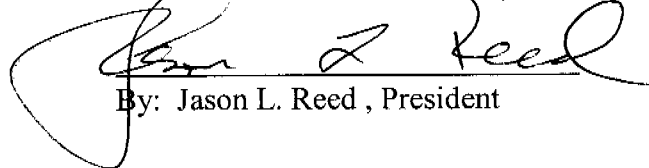
First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency, or as to its effect upon the title to any real property which may be described therein.

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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, 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 1st day of November 2011.


REED'S FUEL COMPANY, INC.


By: Jason L. Reed, President

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this 1st day of November 2011, the above-named **JASON L. REED**, President of **REED'S FUEL COMPANY, INC.**, Grantor.




Notary Public for Oregon
My Commission expires: Aug. 22, 2014