

NET 92252-MS

THIS SPACE I

2011-013629

Klamath County, Oregon



00111181201100136290020021

12/09/2011 01:49:58 PM

Fee: \$42.00

After recording return to:

Michael D. Pederson

4259 Arthur Street

Klamath Falls, OR 97603

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

Michael D. Pederson

4259 Arthur Street

Klamath Falls, OR 97603

Escrow No. MT92252-MS

Title No. 0092252

SWD r.042611

STATUTORY WARRANTY DEED

Dream Chaser Investments, Limited Partnership,

Grantor(s), hereby convey and warrant to

Michael D. Pederson and Kathleen L. Pederson, as tenants by the entirety,

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 42 of CASITAS, 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 **\$80,000.00**.

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:

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 8th day of Dec, 2011

Dream Chaser Investments, Limited Partnership

BY: Joni Lee Beaman, General Partner
Joni Lee Beaman, General Partner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/8, 2011 by Joni Lee Beaman, as General Partner for Dream Chaser Investments, Limited Partnership.

MA Stuart

(Notary Public for Oregon)



My commission expires 12/20/14