

WTC 92113-KR

2012-000043

Klamath County, Oregon



00112114201200000430020029

01/04/2012 03:20:03 PM

Fee: \$42.00

RECORDING COVER SHEET ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92113-KR
Title Order No. 0092113

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Thunderbeast Properties, LLC**

Address: **HC 63 Box 400**

City, ST Zip: **Chiloquin, OR 97624**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 234(1)(b)

Seller Name & Address: **Steven A. Runyon, HC 63 Box 400, Chiloquin, OR 97624**

Seller Name & Address: **Copper P. Runyon, HC 63 Box 400, Chiloquin, OR 97624**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 234(1)(b)

Buyer Name & Address: **Thunderbeast Properties, LLC, an Oregon limited liability company,
HC 63 Box 400,
Chiloquin, OR 97624**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

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

Name: **Thunderbeast Properties, LLC,**

Address: **HC 63 Box 400**

City, ST Zip: **Chiloquin, OR 97624**

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

427net



After recording return to:

Thunderbeast Properties, LLC,

HC 63 Box 400

Chiloquin, OR 97624

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

Thunderbeast Properties, LLC,

HC 63 Box 400

Chiloquin, OR 97624

Escrow No. MT92113-KR

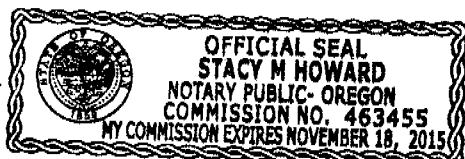
Title No. 0092113

STATUTORY WARRANTY DEED**Steven A. Runyon and Copper P. Runyon, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Thunderbeast Properties, LLC, an Oregon limited liability companyGrantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances
except as specifically set forth herein:A parcel of land situated in Sections 24 and 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County,
Oregon, more particularly described as follows:Starting at a point on the Southern Pacific Railroad right of way on the East and West Quarter line at approximately the West
1/16th corner of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence
running West to the Quarter corner between Sections 25 and 26; thence North one mile to the Quarter corner between Sections
23 and 24; thence East 1347 feet to the Southern Pacific Railroad right of way; thence following the said railroad right of way
South and East to the point of beginning, SAVE AND EXCEPT that portion of the herein described property conveyed to the
State of Oregon by and through its State Highway Commission by instrument dated May 18, 1946, recorded May 29, 1946, in
Volume 190 at page 18, Deed Records of Klamath County, Oregon.The true and actual consideration for this conveyance is **\$0.00**.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: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 30th day of September, 2011.

Steven A. Runyon

Copper P. Runyon
State of Oregon
County of KLAMATHThis instrument was acknowledged before me on Dec 30, 2011 by Steven A. Runyon and Copper P. Runyon.

(Notary Public for Oregon)
My commission expires 11-18-15