

UTC92648-KR

THIS SPACE

2012-005266

Klamath County, Oregon



05/16/2012 03:26:52 PM

Fee: \$42.00

Grantor:

American Marine & RV, LLC,
7705 Lost River Road
Klamath Falls, OR 97603

After recording return to:

Timothy Southwell
7705 Lost River Road
Klamath Falls, OR 97603

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

Timothy Southwell
7705 Lost River Road
Klamath Falls, OR 97603

Escrow No. MT92648-KR

Title No. 0092648

STATUTORY WARRANTY DEED

American Marine & RV, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Timothy Southwell and Kendi Southwell, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of February, 2012

Marine

American Marine & RV, LLC, an Oregon limited liability company

X By: [Signature]
Timothy L. Southwell, Member

X By: [Signature]
Kendi J. Southwell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 8, 2012 by Timothy L. Southwell and Kendi J. Southwell members for American Marine & RV, LLC, an Oregon limited liability company.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2015

420m

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A portion of Tract No. 1 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Tract No. 1 of KIELSMEIER ACRE TRACTS which is East along the highway a distance of 162.5 feet and South along said East line a distance of 135.0 feet from the Northwest corner of said Tract No. 1; thence continuing South along said East line a distance of 292.5 feet to a point; thence West parallel to the North line of said Tract No. 1, a distance of 162.5 feet to a point on the East right of way line of Wiard Street; thence North along said right of way line 292.5 feet to a point; thence East 162.5 feet to the point of beginning.

Parcel 2:

The West 150.5 feet of Tract 11, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.