

UTC 94130-US



2012-007777

Klamath County, Oregon

THIS S



00121275201200077770040045

07/17/2012 11:55:02 AM

Fee: \$52.00

After recording return to:

Suzanne E. Bocchi

6120 Church Hill Drive

Klamath Falls, OR 97603

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

Suzanne E. Bocchi

6120 Church Hill Drive

Klamath Falls, OR 97603

Escrow No. MT94130-MS

Title No. 0094130

SWD r.020212

STATUTORY WARRANTY DEED

Klamath Falls 2349, LLC, a Nevada Limited Liability, as to an undivided 89.74% interest; and Margaret Louise Privett, as to an undivided 5.13% interest; and James Munson and Alice Munson, as tenants by the entirety, as to an undivided 5.13%,

Grantor(s), hereby convey and warrant to

Suzanne E. Bocchi,

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:

Lots 41 and 42 of Tract 1482, Skyridge Estates Phase 2, , according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

52DWT

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 11 day of JULY, 2012

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

Klamath Falls 2349, LLC, a Nevada Corporation

by The Achurra Family Trust Dated March 12, 1992

by Norma J. Achurra
Norma J. Achurra (Trustee), as Managing Member
Achurra n.a

by The Bell Family Trust Dated April 17, 1985

by Carmen Bell
Carmen Bell (Trustee), as Managing Member

Margaret Louise Privett

State of NEVADA
County of CHURCHILL



This instrument was acknowledged before me on JULY 11, 2012 by Norma J. Achurra as Trustee of the Achurra Family Trust dated March 12, 1992, and Carmen Bell, as Trustee of the Bell Family Trust dated April 17, 1985, both as Managing Members for Klamath Falls 2349, LLC, a Nevada Limited Liability; and Margaret Louise Privett

Christine L. Recanzone
(Notary Public)

My commission expires JUNE 7, 2013

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 _____ day of _____, _____.

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

Klamath Falls 2349, LLC, a Nevada Corporation

by The Achurra Family Trust Dated March 12, 1992

by _____
Norma J. Archurra (Trustee), as Managing Member

by The Bell Family Trust Dated April 17, 1985

by _____
Carmen Bell (Trustee), as Managing Member

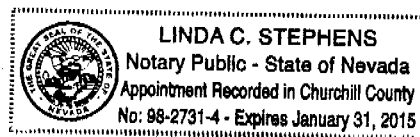
Margaret Louise Privett
Margaret Louise Privett

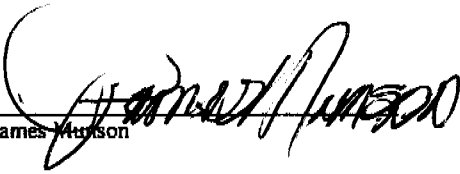
State of Nevada
County of Churchill

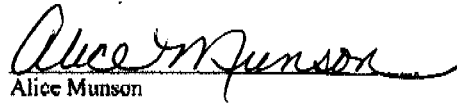
This instrument was acknowledged before me on July 12, 2012 by Norma J. Archurra as Trustee of the Achurra Family Trust dated March 12, 1992, and Carmen Bell, as Trustee of the Bell Family Trust dated April 17, 1985, both as Managing Members for Klamath Falls 2349, LLC, a Nevada Limited Liability; and Margaret Louise Privett

Linda C. Stephens
(Notary Public)

My commission expires 1-31-15




James Munson


Alice Munson

State of Idaho
County of Ada

This instrument was acknowledged before me on July 13, 2012 by James Munson and Alice Munson.


(Notary Public)

My commission expires 10/15/2016

