

2012-008784

Klamath County, Oregon



00122500201200087840050051

THIS SPACE R

08/09/2012 02:51:06 PM

Fee: \$57.00

After recording return to:
Peter A. Telle
7733 Hilyard Ave.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Peter A. Telle
7733 Hilyard Ave.
Klamath Falls, OR 97603

File No.: 7021-1914563 (ALF)
Date: June 28, 2012

STATUTORY WARRANTY DEED

Sierra Developments LLC, Grantor, conveys and warrants to **Peter A. Telle**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

All that portion of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the Southwest corner of said Section 6; thence S. 89°59'00" E. along the South line of said Section 6 (N.89°58" E. by deed record M-65 on page 446) a distance of 794.00 feet; thence N. 00°01'00" E. at right angles to the south line of said Section 6 (N.00°02' W. by said deed record) a distance of 153.70 feet to the True Point of Beginning of this description; thence continuing N. 00°01'00" E. a distance of 216.30 feet, more or less, to the lower bank of the Enterprise Irrigation ditch; thence easterly and southerly along the lower bank of said ditch a distance of 660 feet, more or less, to its intersection with the south line of said Section 6; thence N. 89°59'00" W. along the south line of said Section 6 a distance of 35.50 feet; more or less, to a point that is S. 89°59'00" E. a distance of 909.50 feet from the Southwest corner of said Section 6; thence N. 00°19'20" W. parallel with the West line of said Section 6 a distance of 153.70 feet; thence N 89°5'00" W. a distance of 114.60 feet to the True Point of Beginning of this description.

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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 consideration for this conveyance is **\$78,000.00**. (Here comply with requirements of ORS 93.030)

F 57-

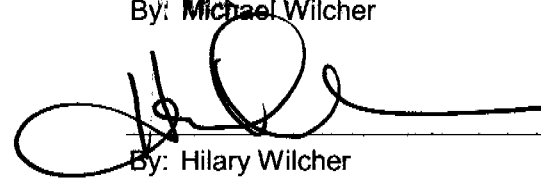
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11th day of July, 2012.

Sierra Developments LLC

By: Eddie Wilcher

By: 
Michael Wilcher

By: 
Hilary Wilcher


APN: R589349

Statutory Warranty Deed
- continued

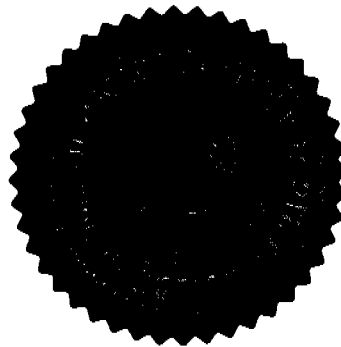
File No.: 7021-1914563 (ALF)

STATE OF Queensland)
Country of Australia)ss.
County of _____)

This instrument was acknowledged before me on this 11th day of July, 2012
by Michael Wilcher and Hilary Wilcher as
representatives of Sierra Developments LLC, on behalf of the .



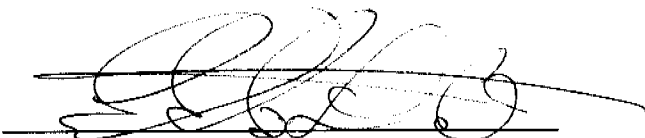
Notary _____ Public
for Queensland Australia
My commission expires: is permanent



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 7 day of August, 2012

Sierra Developments LLC



By: Eddie Wilcher

By: Michael Wilcher

By: Hilary Wilcher

APN: R589349

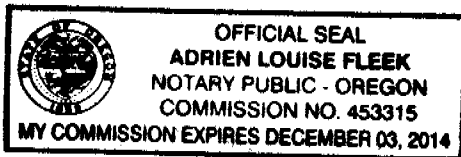
Statutory Warranty Deed
- continued

File No.: 7021-1914563 (ALF)

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 7 day of August, 2012
by Eddie L. Jensen as
owner of Sierra Developments LLC, on behalf of the.

Adrien Louise Fleek



Notary
for Oregon Public
My commission expires: 12-3-14