

MT94739SH



THIS SPACE

2012-009123

Klamath County, Oregon



00122936201200091230030032

08/17/2012 03:13:58 PM

Fee: \$47.00

After recording return to:

EARL M. ROOT

P.O. BOX 1146

CHILOQUIN, OR 97624

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

EARL M. ROOT

P.O. BOX 1146

CHILOQUIN, OR 97624

Escrow No. MT94739-SH

Title No. 0094739

SWD r.020212

### STATUTORY WARRANTY DEED

**PERIDOT INVESTMENTS, INC., A MARYLAND CORPORATION,**

Grantor(s), hereby convey and warrant to

**EARL M. ROOT,**

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 **\$32,000.00**.

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.**

AMT 47.00

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 16<sup>th</sup> day of August, 2012.

PERIDOT INVESTMENTS, INC., A MARYLAND CORPORATION

BY: 

\*., AUTHORIZED SIGNER

State of California  
County of San Bernardino

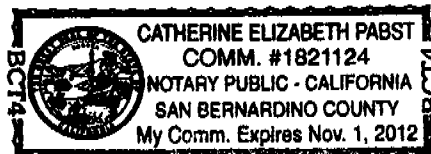
On this day personally appeared before me S. Mark Giltner (signer), as Asst VP (title) for Peridot Investments, Inc., a Maryland corporation, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 16 day of Aug, 2012.

  
Printed Name:

Catherine Elizabeth Pabst  
Notary Public in and for the State of California

My appointment expires Nov 1 2012



\*S. Mark Giltner

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

Lots 1 and 2 in Block 2 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lot 3 and the East 1/2 of Lot 4 in Block 2 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.