



mtc 94575-KR

THIS SPACE RESERVED FOR RECORDER'S USE

2012-011591

Klamath County, Oregon

10/18/2012 09:49:34 AM

Fee: \$42.00

After recording return to:

Jim P. Chadderdon

PO Box 5232

Klamath Falls, OR 97601

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

Jim P. Chadderdon

PO Box 5232

Klamath Falls, OR 97601

Escrow No. MT94575-KR

Title No. 0094575

STATUTORY WARRANTY DEED

Orchard Hill Investments, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Jim P. Chadderdon and Jane K. Chadderdon, 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:

The E1/2 of Lot 1 in Block 28 of HOT SPRINGS, according to the official plat thereof on file in the office of the County Clerk 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:

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

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.

42 AMT

Dated this 12th day of October, 2012

Orchard Hill Investments, LLC, an Oregon limited liability company

By:

Jim P. Chadderdon
Jim P. Chadderdon, Manager

By:

Jane K. Chadderdon
Jane K. Chadderdon, Manager

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 12, 2012 by Jim P. Chadderdon and Jane K. Chadderdon, Managers for Orchard Hill Investments, LLC, an Oregon limited liability company.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015