

1st
1975980-
SA



After recording return to:
Riverside School Property
Management, LL
c/o Klamath Executive Properties, PO
Box 892
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Riverside School Property
Management, LL
c/o Klamath Executive Properties, PO
Box 892
Klamath Falls, OR 97601

File No.: 7021-1975980 (SFA)
Date: October 12, 2012

THIS SPACE RESERVED FOR RECO

2012-013022

Klamath County, Oregon

11/26/2012 02:43:08 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

School Dist. No. 1, Grantor, conveys and warrants to **Riverside School Property Management, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

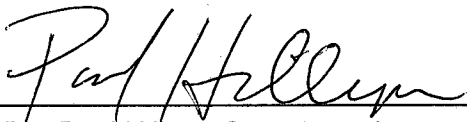
The true consideration for this conveyance is **\$79,000.00**. (Here comply with requirements of ORS 93.030)

F.
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.

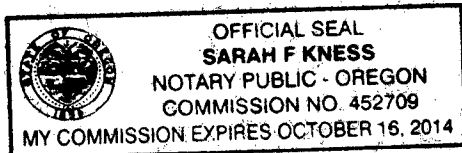
Dated this 26 day of December, 2012.

School Dist. No. 1


By: Paul Hillyer, Superintendent

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of December, 2012
by Paul Hillyer as Superintendent of School Dist. No. 1, on behalf of the.




Notary Public for Oregon

My commission expires: 10/16/2014

APN: R770883

Statutory Warranty Deed
- continued

File No.: 7021-1975980 (SFA)

EXHIBIT A

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

Parcel 1:

Blocks 11 and 12, Riverside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lots 1, 2 and 3 of Block 8 Riverside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3:

Lots 1 and 2, Block 10 Riverside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.