

Return to County
Bonnie Lam



THIS SPACE

2012-013559
Klamath County, Oregon



00128221201200135590010018

12/05/2012 03:26:57 PM

Fee: \$37.00

After recording return to:

B & F LAM LLC

111 N. 7th Street

Klamath Falls, OR 97601

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

B & F LAM LLC

111 N. 7th Street

Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

DON PURIO DEVELOPMENT COMPANY, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to **B & F LAM LLC, an Oregon Limited Liability Company,** hereinafter called

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:

Lot 11 of TRACT 1472, RIDGEWATER SUBDIVISION PHASE NO. 1, 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 **\$12,500.00**.

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: Those of record and apparent to the land.

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 30th day of October 2012.

DON PURIO DEVELOPMENT COMPANY LLC

BY
Don Purio

STATE OF OREGON
COUNTY OF KALMATH

This instrument was acknowledged before me this 30th day of October 2012 by Don Purio as Managing Member of DON PURIO DEVELOPMENT COMPANY LLC as their voluntary act and deed.

Notary Public for Oregon
My commission expires

3-2-16

