



THIS SPACE RESERVED FOR

**2013-001452**  
Klamath County, Oregon  
02/08/2013 10:42:57 AM  
Fee: \$42.00

After recording return to:

1113 Cherry Avenue LLC, a Washington  
Limited Liability Company  
31234 NE 114th Street  
Carnation, WA 98014

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

1113 Cherry Avenue LLC, a Washington  
Limited Liability Company  
31234 NE 114th Street  
Carnation, WA 98014

Escrow No. SR145044TI

Title No. 0096439

SWD r.020212

0096439  
SR145044TI

### STATUTORY WARRANTY DEED

**David M. Hyatt and Candace D. Hyatt, husband and wife,**

Grantor(s), hereby convey and warrant to

**1113 Cherry Avenue LLC, a Washington Limited Liability Company,**

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 1 in Block 4 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Key #699408**

**2309-002A0-04000-000**

The true and actual consideration for this conveyance is **\$182,000.00**.

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:

Return to:

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 5<sup>th</sup> day of FEB., 13.

David M. Hyatt  
David M. Hyatt

Candace D. Hyatt  
Candace D. Hyatt

State of Oregon  
County of ~~DESCHUTES~~ Linn

This instrument was acknowledged before me on February 5, 2013 by David M. Hyatt and Candace D. Hyatt.

Cynthia S. Morse  
(Notary Public for Oregon)

My commission expires 8-8-13

