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05/01/2013 09:07:19 AM

Fee: \$37.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
George R. Longo
7107 Ruth Court
Klamath Falls, OR 97603

- WARRANTY DEED -

7107 Ruth Court, LLC, Grantor, whose address is 5447 Sturdivant Avenue, Klamath Falls, OR 97603, conveys and warrants to George R. Longo, Grantee, whose address is 7107 Ruth Court, Klamath Falls, OR 97603, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 21, Block 1, of Tract Number 1085 Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

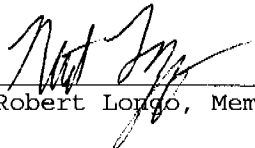
Free and clear of only those encumbrances insured by any title insurance policy insuring the right, title and interest of the grantor.

The true and actual consideration for this transfer is \$22,000.00.

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, AND 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 April, 2013.

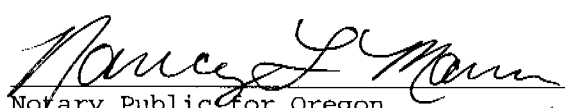
7107 RUTH COURT, LLC

By 
Robert Longo, Member

STATE OF OREGON)
) ss.
County of)

Personally appeared before me this 30 day of April, 2013, the above-named Robert Longo as Member of 7107 Ruth Court, LLC, and acknowledged the foregoing instrument to be its voluntary act.




Notary Public for Oregon

My Commission expires: 11-1-15