



2013-007478

Klamath County, Oregon

07/01/2013 11:37:43 AM

Fee: \$42.00

After recording return to:

Lindon Real Estate Investments, LLC

3245 Homedale Road

Klamath Falls, OR 97603

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

Lindon Real Estate Investments, LLC

3245 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT97615-CT

Title No. 0097615

SWD r.020212

STATUTORY WARRANTY DEED

Trilogy Investments Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Lindon Real Estate Investments, LLC, an Oregon 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:

The North Easterly 43.2 feet of Lot 1 Block 12, and the adjoining 8 feet of vacated 5th Street in FIRST ADDITION to the City of Klamath Falls, Oregon, 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 **\$10,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

42 AMT

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 28 day of June, 2013

Trilogy Investments Inc,

BY: [Signature]

Daniel R. Turner, President

BY: [Signature]

Alida J. Turner, Secretary

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 28, 2013 by Daniel R. Turner as President and Alida J. Turner as Secretary of Trilogy Investments Inc.,

[Signature]
(Notary Public for Oregon)

My commission expires 11/20/2015

