



THIS SPACE RESERVED FOR

2013-008616
Klamath County, Oregon
07/30/2013 01:41:01 PM
Fee: \$47.00

After recording return to:

James R. Fine

1505 Patterson

Klamath Falls, OR 97603

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

James R. Fine

1505 Patterson

Klamath Falls, OR 97603

Escrow No. MT98466-MS

Title No. 0098466

SWD r.020212

STATUTORY WARRANTY DEED

Link River Group, LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant
to

James R. Fine and Rolinda A. Fine, husband and wife, as tenants by the entirety,

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 Easterly 75 feet of Lot 9, GRACE PARK, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$83,000.00**.

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.

47 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 25 day of July, 2013

Link River Group, LLC, an Oregon Limited Liability Company

BY: _____
Lance Lesueur, Member

BY: (X) _____
Larry Hall, Member

BY: [Signature] _____
Mary Bernice Lesueur, Member

BY: _____
Annette Brieske, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 25, 2013 by Lance Lesueur, Larry Hall, Mary Bernice Lesueur and Annette Brieske as members of Link River Group, LLC, an Oregon Limited Liability Company. [Signature]

[Signature]
(Notary Public for Oregon)

My commission expires May 13, 2014



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 29 day of July, 2013

Link River Group, LLC, an Oregon Limited Liability Company

BY: _____
Lance Lesueur, Member

BY: (X) [Signature]
Larry Hall, Member

BY: _____
Mary Bernice Lesueur, Member

BY: [Signature]
Annette Brieske, Member

State of Oregon (kk)
County of KLAMATH Lane

This instrument was acknowledged before me on 7-29, 2013 by Lance Lesueur, Larry Hall, Mary Bernice Lesueur and Annette Brieske as members of Link River Group, LLC, an Oregon Limited Liability Company.

[Signature]
(Notary Public for Oregon)

My commission expires 11-19-2016

