



After recording return to:

Robert R. Sandberg

P.O. Box 5396

Bend, OR 97708

**2013-008888**

Klamath County, Oregon

08/05/2013 02:46:05 PM

Fee: \$42.00

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

Robert R. Sandberg

P.O. Box 5396

Bend, OR 97708

Escrow No. SR149185TI

Title No. 0098571

SWD r.020212

### STATUTORY WARRANTY DEED

**Gilcrest Holdings, LLC,**

Grantor(s), hereby convey and warrant to

**Robert R. Sandberg,**

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:

**Lots 55, 71, 109 and 110 of Tract 1318 GILCHRIST TOWNSITE, 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 No. 881457	2409-019DD-01500-000
Key No. 881523	2409-019DA-01900-000
Key No. 881600	2409-020BC-01300-000
Key No. 881601	2409-020BC-01400-000

The true and actual consideration for this conveyance is **\$135,000.00**.

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.**

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 1<sup>st</sup> day of August, 2013.

Gilcrest Holdings, LLC

BY: Bonnie Jean Meyers  
Bonnie Jean Meyers, Managing Member

State of Washington  
County of King

On this 1<sup>st</sup> day of August, 2013, before me, Armando B. Montes De Oca the undersigned, a Notary Public in and for said State, personally appeared Bonnie Jean Meyers, as Managing Member of Gilcrest Holdings, LLC, a Washington Limited Liability Company a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Armando B. Montes De Oca  
Notary Public for WA  
Residing at: Seattle  
Commission Expires: 3/19/16

