2013-009770

Klamath County, Oregon

08/26/2013 03:27:52 PM

Fee: \$47.00

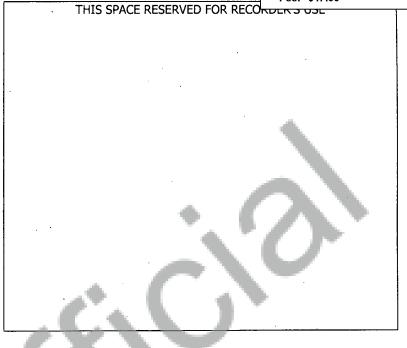


After recording return to: Todd G. Stein PO Box 3795 Sunriver, OR 97707

Until a change is requested all tax statements shall be sent to the following address: Todd G. Stein PO Box 3795 Sunriver, OR 97707

File No.: 7091-2131141 (CLH)

Date: July 30, 2013



## STATUTORY WARRANTY DEED

**Gallup CT, LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **Todd G. Stein**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of KLAMATH, State of Oregon, described as follows:

LOT 37 IN BLOCK 2 OF TRACT 1098 SPLIT RAIL RANCHOS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

## Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$77,500.00. (Here comply with requirements of ORS 93.030)

File No.: 7091-2131141 (CLH)

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 21 day of August, 2013

Gallup CT, LLC, an Oregon limited liability

company

By: Chad C. Curry, member

By: Paul Drushella, member

APN: **R138390** 

Statutory Warranty Deed - continued

File No.: 7091-2131141 (CLH)

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STATE OF	Oregon	)	
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County of	Linn	)	
<b>-</b>			ne on this algebra day of August 2013
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by Chad C.	Curry and Pau	ıl Drushella as n	nembers of Gallup CT, LLC, on behalf of the limited liabilit
company.			Cinà Muss
	OFFICIA CINDY L	HURST W	Notary Public for Oregon
VI 67	NOTABY PLIBL	IC - OREGON (V)	My commission expires:
	COMMISSION EXP	1 NO. 400400 W	A* ( 1 )
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