



MT098924-DS

THIS SPACE RESERVED FOR RECORD

2013-010606
Klamath County, Oregon
09/17/2013 02:23:40 PM
Fee: \$42.00

After recording return to:

SONYA J. WELLMAN

3524 Crest St.

Klamath Falls, OR 97603

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

SONYA J. WELLMAN

3524 Crest St.

Klamath Falls, OR 97603

Escrow No. MT98924-DS

Title No. 0098924

SWD r.020212

STATUTORY WARRANTY DEED

3524 CREST STREET LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s), hereby convey and warrant to

SONYA J. WELLMAN,

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:

Parcel 1 of Land Partition 73-05, said Land Partition being a replat of Parcel 1 and Parcel 3 of Land Partition 34-98, situated in the SW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and utilities over and across a Southerly portion of Parcel 2 and the Northerly portion of Parcel 3 of Land Partition 73-05 as delineated on the face of said Partition.

The true and actual consideration for this conveyance is **\$91,000.00**.

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.

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 16th day of Sept, 2013

3524 CREST STREET LLC, AN OREGON LIMITED
LIABILITY COMPANY

BY: [Signature]
ROBERT B. LONGO, REGISTERED AGENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-16, 2013 by ROBERT B. LONGO, REGISTERED AGENT OF 3524 CREST STREET LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
(Notary Public for Oregon)

My commission expires 9-8-17

