

2013-012412

Klamath County, Oregon



00144657201300124120030034

11/05/2013 08:53:51 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

Pamela S. Lamb
PO Box 9
Sublimity, OR 97385

**AFTER RECORDING,
RETURN TO:**

Con P. Lynch
PO Box 741
Salem, OR 97308-0741

PAMELA S. LAMB (aka PAMELA LAMB, PAM LAMB, PAM S. LAMB), **Grantor**, conveys and warrants to ONE UP, LLC, and Oregon Limited Liability Company, **Grantee**, all of her interest in the real property located in Klamath County, Oregon, and described as follows:

Please see Exhibit A

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: October 17, 2012

Pamela S. Lamb
PAMELA S. LAMB

STATE OF OREGON)
) ss.
County of Marion)

On October, 17, 2012, personally appeared the above-named PAMELA S. LAMB and acknowledged the foregoing instrument to be her voluntary act. Before me:

Rachelle Chia
Notary Public for Oregon
My Commission Expires: 2-26-2016



EXHIBIT A

Tax Account # 3807121:

Lot 6, Block 5, Tract No. 1235, BELLA VISTA SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Unofficial
Copy