

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2013-013383****Klamath County, Oregon****12/05/2013 10:30:52 AM****Fee: \$52.00**

AMERITITLE

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: MTC99217-CT

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Diane CheyneAddress: 5636 Mickshelly CircleCity, ST Zip: Klamath Falls, OR 97603

This document is being re-recorded to correct the legal description as recorded in Volume 2013-013153

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

**Grantor Name & Address:** Lindon Real Estate Investments, LLC;  
3245 Homedale Rd., Klamath Falls, OR 97603**Grantor Name & Address:** \_\_\_\_\_**Grantor Name & Address:** \_\_\_\_\_**Grantor Name & Address:** \_\_\_\_\_**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

**Grantee Name & Address:** Diane Cheyne;  
14625 Cheyne Road, Klamath Falls, OR 97603**Grantee Name & Address:** \_\_\_\_\_**Grantee Name & Address:** \_\_\_\_\_**Grantee Name & Address:** \_\_\_\_\_**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:****\$** 139,500.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: \_\_\_\_\_



MT99217-CT

**2013-013153**

Klamath County, Oregon

11/26/2013 11:26:12 AM

Fee: \$42.00

After recording return to:

Diane Cheyne

14625 Cheyne Road

Klamath Falls, OR 97603

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

Diane Cheyne

5636 Mickshelly Circle

Klamath Falls, OR 97603

Escrow No. MT99217-CT

Title No. 0099217

SWD r.020212

### STATUTORY WARRANTY DEED

**Lindon Real Estate Investments LLC., an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Diane Cheyne,**

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:

Lot 26 and Common Area "A" TRACT 1439 – PRAIRIE MEADOWS, 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 **\$139,500.00**.

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:

42.00  
amt.



MT99217-CT

After recording return to:

Diane Cheyne

14625 Cheyne Road

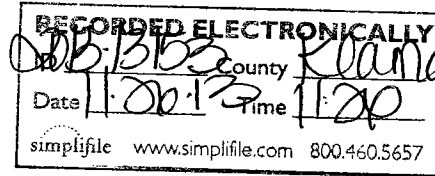
Klamath Falls, OR 97603

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

Diane Cheyne

5636 Mickshelly Circle

Klamath Falls, OR 97603



Escrow No. MT99217-CT

Title No. 009217

SWD r.020212

### STATUTORY WARRANTY DEED

**Lindon Real Estate Investments LLC., an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Diane Cheyne,**

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:

~~Lot 26 and Common Area "A"~~ <sup>NO</sup> TRACT 1439 – PRAIRIE MEADOWS, 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 **\$139,500.00**.

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:

42.00  
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 November, 2013

Lindon Real Estate Investments LLC., an Oregon limited  
liability company

BY:

Don Purio, Member

BY:

Linda Norris, Member

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 25, 2013 by Don Purio and Linda Norris, as Members for Lindon Real Estate Investments LLC, an Oregon Limited Liability Company.

Cherice J. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2016

