

1st 1261091 AF



After recording return to:
623 Klamath LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
623 Klamath LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7021-1261091 (ALF)
Date: July 15, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald A. Rider and Evelyn V. Rider, an estate in fee simple as tenants by the entirety, Grantor, conveys and warrants to **623 Klamath LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 38 OF ORIGINAL TOWN OF LINKVILLE NOW CITY OF KLAMATH FALLS, OREGON, THENCE NORTHWESTERLY AT RIGHT ANGLES TO KLAMATH AVENUE 115 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH KLAMATH AVENUE 20.5 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO KLAMATH AVENUE 115 FEET TO THE NORTHWESTERLY LINE OF KLAMATH AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF KLAMATH AVENUE 20.5 FEET TO THE PLACE OF BEGINNING, IT BEING THE INTENTION TO TRANSFER 20.5 FEET OFF THE WESTERLY SIDE OF SAID LOT 2, LESS THE NORTHWESTERLY 5 FEET THEREOF.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$9,500.00**. (Here comply with requirements of ORS 93.030)

47-F

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 27 day of August, 2010

Donald A. Rider
Donald A. Rider

Evelyn V. Rider
Evelyn V. Rider

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of August, 2010
by **Donald A. Rider and Evelyn V. Rider.**

Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-10

