



MT99211 DS

THIS SP

2014-002162

Klamath County, Oregon



00149670201400021620020021

03/13/2014 10:17:52 AM

Fee: \$47.00

After recording return to:

PLANASA-OREGON REO, LLC

21008 Dersch Road

Anderson, CA 96007

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

PLANASA-OREGON REO, LLC

21008 Dersch Road

Anderson, CA 96007

Escrow No. MT99211-DS

Title No. 0099211

SWD r.020212

STATUTORY WARRANTY DEED

MARY ANN NOBEL,

Grantor(s), hereby convey and warrant to

PLANASA-OREGON REO, LLC, AN OREGON LIMITED LIABILITY COMPANY,

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:

Beginning at the center of Section 19, Township 39 South, Range 10 East of the Willamette Meridian; Klamath County, Oregon; thence North to the South boundary of the U.S. Reclamation Service Canal; thence Southeasterly along said Southerly boundary to the Westerly boundary of U. S. Reclamation Service C Branch Canal; thence Southwesterly along said Westerly boundary to its intersection with the East-West center line of said Section 19; thence West along said centerline to the point of beginning.

EXCEPTING THEREFROM that portion lying within Short Road.

The true and actual consideration for this conveyance is **\$243,970.00**.

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:

\$47.00

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 12th day of MAY, 2014.

Mary Ann Nobel
Mary Ann Nobel

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-12, 2014 by Mary Ann Nobel.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

