

MT100981CT



THIS SPACE RESERVED FOR RECORDER'S USE

**2014-006182**

**Klamath County, Oregon**

06/11/2014 11:38:46 AM

Fee: \$47.00

After recording return to:

Mountain West Investments, LLC, a  
Delaware Limited Liability Company

1945 Bird Street

Oroville, CA 95965

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

Mountain West Investments, LLC, a  
Delaware Limited Liability Company

1945 Bird Street

Oroville, CA 95965

Escrow No. MT100981CT

Title No. 0100981

SWD r.020212

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### STATUTORY WARRANTY DEED

**Jerry C. Herrick, who formerly took title as Jerry Charlotte Rodgers Herrick,**

Grantor(s), hereby convey and warrant to

**Mountain West Investments, LLC, a Delaware 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:

The West 201 feet of the South 125 feet of Lot 2, Block 4, Second Addition to ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT the West 5 feet for the widening of Bisbee Street.

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

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 6 day of June, 2014

Jerry C. Herrick  
Jerry C. Herrick

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 6, 2014 by Jerry C. Herrick.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016

