

187 2275460 LW



After recording return to:
Johnnie L Lewis
PO Box 564
Alturas, CA 96101

Until a change is requested all tax
statements shall be sent to the
following address:
Johnnie L Lewis
PO Box 564
Alturas, CA 96101

File No.: 7021-2275460 (LW)
Date: June 24, 2014

2014-006847

Klamath County, Oregon

06/27/2014 01:11:38 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Woodridge USA Properties L.P., a Texas limited partnership, Grantor, conveys and specially warrants to Johnnie L Lewis and David Reese,, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1 in Block 7, TRACT 1093 - PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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 **\$60,100.00**. (Here comply with requirements of ORS 93.030)

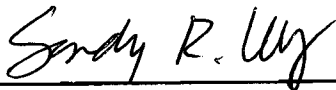
F.
57.00

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.

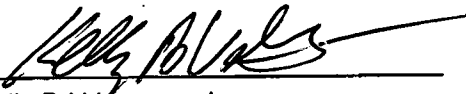
Dated this 25 day of JUNE, 2014.

Woodridge USA Properties L.P., a Texas
limited partnership

By: Woodridge Management, L.L.C.



By: Sandy R Utley, memeber



By: Kelly B Utley, member

APN: R364554

Statutory Special Warranty Deed
- continued

File No.: 7021-2275460 (LW)
Date: 06/24/2014

STATE OF TEXAS)
)ss.
County of TAYLOR)

This instrument was acknowledged before me on this 25 day of JUNE, 2014
by ✓ of Woodridge USA Properties L.P., on behalf of the limited partnership.

Sandy R. Utley and
Kelly B. Utley as
Sole Members

Carla Cofer

Notary Public for
My commission expires:

