



2014-007953

Klamath County, Oregon

07/31/2014 08:55:18 AM

Fee: \$47.00

After recording return to:

Stoney Ridge Ranch LLC, an active Oregon
Limited Liability Company

12980 Keno Worden Road P.O. Box 1079
Keno, OR 97627

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

Stoney Ridge Ranch LLC, an active Oregon
Limited Liability Company

12980 Keno Worden Road P.O. Box 1079
Keno, OR 97627

Escrow No. MT101358LW

Title No. 0101358

SWD r.020212

STATUTORY WARRANTY DEED

Tommy M. Hopkins and Patricia A. Hopkins, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Stoney Ridge Ranch LLC, an active 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:

Parcel 3 of Land Partition 42-99, said Land Partition being a replat of "Major Land Partition No. 9-87", situated in the SE1/4 of Section 7, SW1/4 of Section 8, and the NE1/4 NE1/4 of Section 18, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$52,500.00**.

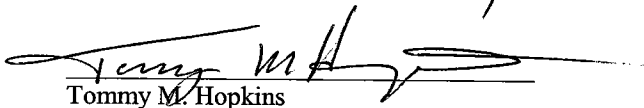
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

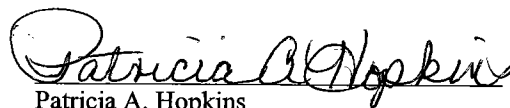
2014-2015 Real Property Taxes a lien not yet due and payable.

\$ 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.

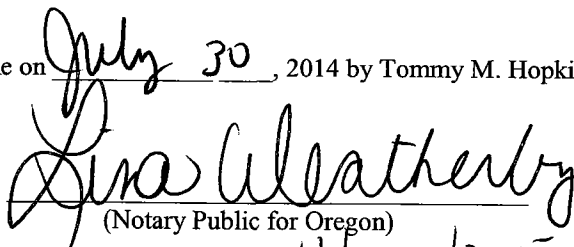
Dated this 30 day of July, 2014.


Tommy M. Hopkins


Patricia A. Hopkins

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 30, 2014 by Tommy M. Hopkins and Patricia A. Hopkins.


(Notary Public for Oregon)

My commission expires 11/20/2015

