



2014-008554
Klamath County, Oregon
08/15/2014 12:56:42 PM
Fee: \$47.00

AFTER RECORDING RETURN TO AND SEND ALL TAX STATEMENTS TO:

Radke Real Estate Holdings III, LLC
8362 NE Carson Court
Woodburn, OR 97071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lapine Sunshine, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Radke Real Estate Holdings III, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 9, BLOCK 2, TRACT NO. 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$55,200.00. (See ORS 93.030)

Subject to and excepting: Those items of record

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: July 31, 2014

AMERITITLE ,has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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Lapine Sunshine, LLC, an Oregon limited liability company

BY:

Bruce D. Radke

ITS:

Manager

STATE OF OREGON

County of ~~Multnomah~~ Clackamas

This instrument was acknowledged before me on July 31, 2014 by Bruce D. Radke as
Manager of Lapine Sunshine, LLC, an Oregon limited liability company

Laurita L. Castro
Notary Public for Oregon

My Commission Expires: 7-12-2017

(SEAL)

