

2014-008816

Klamath County, Oregon



00157796201400088160010011

RETURN TO:
Richard Fairclo
409 Pine Street
Suite 209
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
DHH Oregon Company, LC
Attention David Hill
1255 Jordan Creek Parkway
Waukee, IA 50263

08/25/2014 11:58:27 AM

Fee: \$42.00

- WARRANTY DEED -

Hill Enterprises Company, an Iowa corporation, Grantor, whose address is 31194 Napa Valley Crest, Waukee, IA 50263, conveys and warrants to DHH Oregon Company, LC, an Iowa Limited Liability Company, Grantee, whose address is 1255 Jordan Creek Parkway, Waukee, IA 50263, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel A:

Parcels 1 and 2 of Land Partition 05-11 being a re-plat of portions of Parcel 1 & 2 of LP 60-94 situated in the SW 1/4 of Section 28, the SE 1/4 of Section 29, Sections 31, 32, 33, Township 37 South, Range 8 East of the Willamette Meridian and Sections 4, 5, 6, the NE 1/4 of Section 7, The North 1/2 of Section 8, The NW 1/4 of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being recorded with the County Clerk on June 2, 2011 in Volume 2011-006764.

Parcel B:

A 60 foot wide drainage/irrigation easement across Parcel 3 of Land Partition 05-11 for the benefit of Parcel 2 of Land Partition 05-11 as created by the plat filed June 2, 2011 in Volume 2011-006764.

SUBJECT TO AND EXCEPTING: Those exceptions contained in the attached Exhibit 1.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, including assuming debt obligations.

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, AND 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 8th day of August, 2014.

HILL ENTERPRISES COMPANY, BY

David Hill
David Hill, President

STATE OF IOWA, County of Dallas) ss.

Personally appeared before me this 8th day of August, 2014, the above named DAVID HILL as President of Hill Enterprises Company, stated that he is President of said corporation and that that he has corporate authority to sign this document on behalf of said corporation, and acknowledged the foregoing instrument to be his voluntary act and deed.

Keri E. Paul
Notary Public for Iowa

My Commission expires: 12-24-14

