



2014-008959

Klamath County, Oregon

08/28/2014 02:37:36 PM

Fee: \$47.00

After recording return to:

James David Ivans III

12523 Beechwood Drive

La Pine, OR 97739

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

James David Ivans III

12523 Beechwood Drive

La Pine, OR 97739

Escrow No. SR154808TI

Title No. 0101532

SWD r.020212

STATUTORY WARRANTY DEED

J & D OR Properties LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

James David Ivans III,

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:

**Lot 13 in Block 12 of Tract 1060 - SUN FOREST ESTATES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Property ID #142385

2310-036D-11100-000

Property ID #891567

M-149839

The true and actual consideration for this conveyance is **\$77,500.00**.

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.

Return to:
The AmeriTitle logo, featuring a stylized 'A' with a house roof shape integrated into it, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 27th day of August, 14.

J & D OR Properties LLC

BY: John Walter Lusk - Member
John Walter Lusk, Member

BY: Deborah K. Lusk Member
Deborah K. Lusk, Member

State of Oregon Lane
County of ~~DESCHUTES~~

This instrument was acknowledged before me on August 27, 2014 by J & D OR Properties LLC.

**John Walter Lusk and Deborah K. Lusk as Members of

[Signature]
(Notary Public for Oregon)

My commission expires 10-7-15

