



2014-009225

Klamath County, Oregon

09/04/2014 02:31:34 PM

Fee: \$47.00

After recording return to:

Mountain West Investments, LLC, a
 Delaware Limited Liability Company

~~1945 Bird Street~~ 21 Shaw Ave.
 Orville, CA 95965 Ferndale CA 95536

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

Mountain West Investments, LLC, a
 Delaware Limited Liability Company

~~1945 Bird Street~~ 21 Shaw Ave.
 Orville, CA 95965 Ferndale, CA 95536

Escrow No. MT101566CTTitle No. 0101566

SWD r.020212

STATUTORY WARRANTY DEED
Juanita J. Paddock,

Grantor(s), hereby convey and warrant to

Mountain West Investments, LLC, a Delaware 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:

The North 1/2 of Lot 6 in Block 2, HOME ACRES, according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

INCLUDES THE FOLLOWING MANUFACTURED HOMES:

Year	Manufacturer	Home ID	Vin#
1972	Flamingo	152826	GB18S1954
1972	Fleetwood	313578	S13186

The true and actual consideration for this conveyance is **\$60,000.00**.

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 28th day of Aug 2014.

Juanita J. Paddock
Juanita J. Paddock

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 28, 2014 by Juanita J. Paddock.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

