

Grantor's Name and Address

Desert Lake Properties LLC
P.O. Box 913
Merrill, OR 97633

Grantee's Name and Address:

Michael Nygren, Et al
7548 Linden Avenue
Citrus Heights, CA 95610

Return recorded deed and send tax statements to:

Michael Nygren, Et al
7548 Linden Avenue
Citrus Heights, CA 95610

2014-009372

Klamath County, Oregon



00158481201400093720010012

09/09/2014 10:48:12 AM

Fee: \$42.00

Returned @ Counter

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Desert Lake Properties LLC**, hereinafter referred to as grantor, for the consideration hereinafter stated, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto **Michael Nygren, Twila Nygren, Mary Nygren, and Candy Nygren**, hereinafter called the grantees, not as tenants in common but with the right of survivorship, the real property situated in Klamath County, State of Oregon, described as follows:

Lot 9, Block 25

Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2,
according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the grantees, with right of survivorship, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (no exceptions), and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

In Witness Whereof, the grantor has executed this instrument on September 9, 2014.

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.

Mary E. Cheyne
Mary E. Cheyne, Manager, Desert Lake Properties LLC
Grantor

STATE OF OREGON
COUNTY OF KLAMATH

This foregoing instrument was acknowledged before me on

September 9th, 2014
Robin L. Belt
Notary Public for Oregon

My commission expires:

9/22/2017

