

1st 2459794-ALF



After recording return to:
Dean Klein
210 Martin Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Dean Klein
210 Martin Street
Klamath Falls, OR 97601

File No.: 7021-2459794 (ALF)
Date: May 29, 2015

2015-006090

Klamath County, Oregon

06/11/2015 12:35:42 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LB-KF Properties LLC, Grantor, conveys and warrants to **Dean Klein**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 35, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

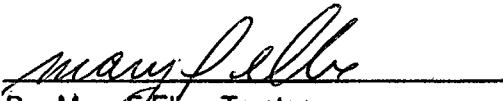
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10 day of June, 2015.

LB-KF Properties LLC

By: Steven E Elbe and Mary F Elbe,
Trustees of the Elbe Revocable Trust
wad December 23, 1992, an Oregon
Business Trust


By: Steven E Elbe, Trustee


By: Mary F Elbe, Trustee

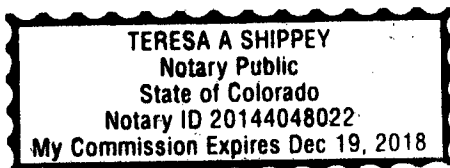
APN: R416669

Statutory Warranty Deed
- continued

File No.: 7021-2459794 (ALF)

STATE OF Colorado)
County of Arapahoe) ss.

This instrument was acknowledged before me on this 16th day of June, 2015
by Steven E Elbe and Mary F Elbe as Trustees of LB-KF Properties LLC by Elbe Revocable Trust, on behalf
of the .



Teresa A. Shippey
Notary Public for State of Colorado - JPMorgan
My commission expires: 12-19-2018 Chase