

**2016-004288**

Klamath County, Oregon

04/27/2016 03:17:04 PM

Fee: \$42.00

After recording return to:
 Modoc Point Properties, LLC, an Oregon
 limited liability company

PO Box 7362

Klamath Falls, OR 97602

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

Modoc Point Properties, LLC, an Oregon
 limited liability company

PO Box 7362

Klamath Falls, OR 97602

Escrow No. MT87609-KR

Title No. 0087609

SWD r.012910

STATUTORY WARRANTY DEED

Virginia C. Stalkfleet, Grantor(s) hereby convey and warrant to **Modoc Point Properties, LLC, an Oregon 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:

That portion of the SW 1/4 of the SE 1/4 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the Easterly right of way of the Southern Pacific Railroad. Less that portion lying within the right of way of the Dalles - California Highway.

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:

The true and actual consideration for this conveyance is **\$300,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 18th day of June, 2010.

Virginia C. Stalkfleet
 Virginia C. Stalkfleet

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on June 18, 2010 by Virginia C. Stalkfleet.



Kristi L. Redd
 (Notary Public for Oregon)

My commission expires 11/16/2011