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Return to:



2014-002029

Klamath County, Oregon

03/10/2014 03:33:46 PM

Fee: \$47.00

HOOKER CREEK LAND CO., LLC
95 SW Scalehouse Loop #100
Bend, OR 97702

Grantor's Name and Address

HONDO QUARRIES, LLC
95 SW Scalehouse Loop #100
Bend, OR 97702

Grantee's Name and Address

After recording, return to (Name and Address):

HONDO QUARRIES, LLC
95 SW Scalehouse Loop #100
Bend, OR 97702

Until requested otherwise, send all tax statements to (Name and Address):

HONDO QUARRIES, LLC
95 SW Scalehouse Loop #100
Bend, OR 97702

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that HOOKER CREEK LAND CO., LLC, an Oregon limited liability company, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by HONDO QUARRIES, LLC, an Oregon limited liability company, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, 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. (to correct vesting)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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, grantor has executed this instrument on March 10, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

HOOKER CREEK LAND CO., LLC

BY:

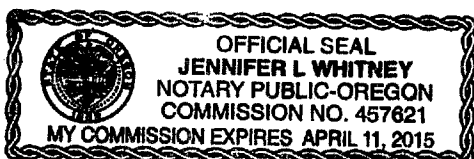
Howard M. Day, Manager

STATE OF OREGON, County of Deschutes

ss.

This instrument was acknowledged before me on March 10, 2014by Howard M. DayThis instrument was acknowledged before me on March 10, 2014by Howard M. Dayas Managerof Hooker Creek Land Co., LLC

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.



Notary Public for Oregon

My commission expires April 11, 2015

EXHIBIT "A"

Legal Description

The following described property in Section 19, Township 24 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon: The NE1/4, the E1/2 NW1/4, Government Lot 2, the N1/2 of Government Lot 3, and the NE1/4 SW1/4; EXCEPTING THEREFROM that portion thereof lying within the boundaries of Crescent Cut-Off Road; AND EXCEPTING THEREFROM that certain 150 foot wide strip of land conveyed to Central Pacific Railway Company, a Utah corporation, by Deed dated November 2, 1912, recorded December 2, 1912 in Volume 38 at page 223, Microfilm records of Klamath County, Oregon, for railroad right of way, said strip being described as follows: A strip of land 150 feet in width, being 75 feet in width on each side of and parallel with the located "E" centerline of the proposed construction of the said Central Pacific Railway Company's railroad, as the same is now (1912) surveyed, staked out and located over and across Section 19, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

Key Number 148156

2408-00000-01700-000