



THIS SPACE RESERVED FOR RECORDER'S USE

2014-005126

Klamath County, Oregon

05/13/2014 09:03:25 AM

Fee: \$47.00

After recording return to:

Jason Nash

5200 Teare Lane

Bonanza, OR 97623

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

Jason Nash

5200 Teare Lane

Bonanza, OR 97623

Escrow No. MT100105CT

Title No. 0100105

SWD r.020212

STATUTORY WARRANTY DEED

5 Star OR, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jason Nash,

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:

15 feet off the Westerly side of Lot 7 and the East-half of the East-half of Lot 6 All in Block 36 of the Original
Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$225,000.00**.

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:

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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 5 day of May, 2014.

5 Star OR, LLC an Oregon Limited Liability Company

by: 

Terry McDonald, Owner

STATE OF CALIFORNIA

COUNTY OF SAN JOAQUIN^{ss.}

On May 5th, 2014 before me, D J Prato personally appeared Terry McDonald, doing business as 5 Star OR, LLC an Oregon Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(~~ies~~), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

