

MTIC100804

Western Title & Escrow

Order Number: 87163

2014-005687

Klamath County, Oregon

05/29/2014 08:59:20 AM

Fee: \$47.00

Grantor
Wellness Distribution Network Attn: Jeff VanBlaricum
Grantee
Jennifer Andrews Paul Andrews 21090 SE Bayou Bend, OR 97702
Until a change is requested, all tax statements shall be sent to the following address:
Jennifer Andrews Paul Andrews 21090 SE Bayou Bend, OR 97702

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Wellness Distribution Network, LLC, A NEVADA LIMITED LIABILITY COMPANY, Grantor conveys and warrants to Jennifer Andrews and Paul Andrews, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

Account: 147594

Map & Tax Lot: 2407-018D0-03300-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$195,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 23 day of May, 2014

Wellness Distribution Network LLC, A NEVADA LIMITED LIABILITY COMPANY

By: Jeff VanBlaricum
Its Member

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on this 23 day of May, 2014 by Jeff VanBlaricum, as Member of Wellness Distribution Network LLC, A NEVADA LIMITED LIABILITY COMPANY

Notary Public for the State of Oregon

My commission expires: 3-2-15



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 01°00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Section 18; thence South 480.0 feet along the so called "false 1/16th line" which lies within the NE1/4 of the SE1/4 and is East of the common 1/16th line between the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of said Section 18 to the point of beginning; thence West 294.75 feet to a point; thence continuing West 15 feet more or less to the flow line of Crescent Creek; thence Northerly 120 feet more or less along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 15 feet more or less to a point; thence continuing East 321.4 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

PARCEL 2:

A tract of land situated in the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 01°00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Section 18; thence South 360 feet along the so called "false 1/16th line" which lies within the NE1/4 of the SE1/4 and is East of the common 1/16th line between the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of said Section 18 to the point of beginning; thence West 321.40 feet to a point; thence continuing West 20 feet more or less to the flow line of Crescent Creek; thence Northwesterly 200 more or less along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 112.0 feet more or less to a point; thence continuing East 371.55 feet to a point; thence South 120.00 feet along the "false 1/16th line" to the place of beginning.