

181 2307967-ALF



After recording return to:  
Debbie Taylor  
8149 Pacific Lane  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Debbie Taylor  
8149 Pacific Lane  
Klamath Falls, OR 97603

File No.: 7021-2307967 (ALF)  
Date: August 22, 2014

2014-010259

Klamath County, Oregon

10/03/2014 11:09:43 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Klamath Cascade Group LLC, an Oregon limited liability company and Linda Michele Darrah Bogatay Trustee of the Linda Michele Darrah Bogatay Revocable Trust, dated November 7, 2011, Grantor, conveys and warrants to Debbie Taylor, 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:

**Parcel 3 of Land Partition 18-97, located in the NE1/4 SE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, 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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$8,000.00**. (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 1<sup>st</sup> day of October, 2014.

Klamath Cascade Group LLC, an Oregon  
limited liability company

Robert A. Stewart  
By: Robert A Stewart, Managing Member

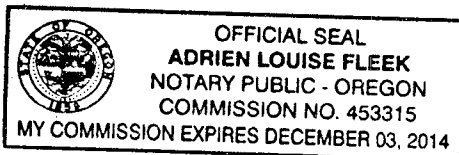
Linda Michele Darrah Bogatay Trustee of the  
Linda Michele Darrah Bogatay Revocable  
Trust

Linda M. Darrah Bogatay  
Linda Michele Darrah Bogatay, Trustee

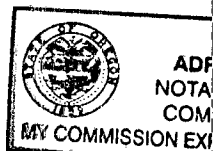
STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 1<sup>st</sup> day of October, 2014  
by Robert A Stewart as managing member of Klamath Cascade Group LLC, on behalf of the .

Adrien Fleeck



Notary Public for Oregon  
My commission expires: 12-3-14



STATE OF Oregon

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)ss.

County of Klamath

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This instrument was acknowledged before me on this 2 day of October, 2014  
by Linda Michele Darrah Bogatay as Trustee of Linda Michele Darrah Bogatay Revocable Trust, on behalf  
of the trust.

Adrien Fleek

Notary Public for Oregon

My commission expires:

12-3-14

