



2015-000795

Klamath County, Oregon

01/29/2015 09:18:33 AM

Fee: \$47.00

After recording return to:

RTWright Properties, LLC

PO Box 447

Malin, OR 97632

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

RTWright Properties, LLC

PO Box 447

Malin, OR 97632

Escrow No. MT102403SH

Title No. 0102403

SWD r.020212

STATUTORY WARRANTY DEED

Edwin Thorp Company, a California Corporation,

Grantor(s), hereby convey and warrant to

RTWright 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 Government Lot 12 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the point of intersection on the Easterly line of the 40 foot County Road described in Deed Volume 289 at page 206 and the Northerly right of way of the Great Northern Railroad; thence North parallel to the West line of Government Lot 12 a distance of 260 feet; thence East parallel to the North line of Government Lot 12 a distance of 160 feet; thence South parallel to the West line of Government Lot 12 a distance of 260 feet; thence West parallel to the North line of Government Lot 12 a distance of 160 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$25,000.00**.

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:

4700
amt

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 24 day of Dec, 14.

Edwin Thorp Company, a California Corporation

BY: 

Edwin Thorp, President

STATE OF CALIFORNIA

ss.

COUNTY OF Monterey

On December 24, 2014 before me, Michael Tidwell personally appeared Edwin Thorp, as President of Edwin Thorp Company, a California Corporation 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 executed the same in authorized capacity(ies), and that by 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 

