



2015-005736  
Klamath County, Oregon  
06/03/2015 10:00:45 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
TFS Family Limited Partnership, an Oregon Limited  
Partnership  
P O Box 818  
Redmond, OR 97756

Until a change is requested all tax statements  
shall be sent to the following address:  
TFS Family Limited Partnership, an Oregon Limited  
Partnership  
P O Box 818  
Redmond, OR 97756  
File No. 48114AM

#### STATUTORY WARRANTY DEED

**Incident Catering Services, LLC, a Washington Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**TFS Family Limited Partnership, an Oregon Limited Partnership ,**

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:

**A parcel of land lying in the NE1/4 NE1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:**

**Beginning at a point at the Southwest corner of said NE1/4 NE1/4; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3908-012A0-02500-000R494370

The true and actual consideration for this conveyance is **\$215,000.00**.

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:

Return to:



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 day of June, 2015.

\_\_\_\_\_  
Incident Catering Services, LLC

by: \_\_\_\_\_  
Stephen Humphrey, Director

State of Washington } ss  
County of Snohomish }

On this 1<sup>st</sup> day of June, in the year 2015, before me, a Notary Public in and for said state, personally appeared Stephen Humphrey, known or identified to me to be the Director of the Limited Liability Company known as Incident Catering Services, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mark Lambert - [Signature]  
Notary Public for the State of Washington  
Residing at: Monroe, Washington  
Commission Expires: 9-23-17

MARK LAMBERT  
Notary Public  
State of Washington  
My Commission Expires  
September 23, 2017