



2015-006206

Klamath County, Oregon

06/15/2015 12:03:41 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David E. King and Robin M. King, Trustees of David  
and Robin King Living Trust Dated December 23, 2009  
17575 Maupin Road  
Malin, OR 97632

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

David E. King and Robin M. King, Trustees of David  
and Robin King Living Trust Dated December 23, 2009  
17575 Maupin Road  
Malin, OR 97632

File No. 41247AM

### STATUTORY WARRANTY DEED

Lazy B LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

David E. King and Robin M. King, Trustees of David and Robin King Living Trust Dated December 23, 2009 ,

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:

See Attached Exhibit "A"

The true and actual consideration for this conveyance is \$600,000.00.

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:

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.

52AMT

Dated this 10 day of June, 2015.

Lazy B, LLC an Oregon Limited Liability Company

BY: Marsha Rae Pisan  
Marsha Rae Pisan, Member

BY: Ralph Breitenstein  
Ralph Breitenstein, Member

State of Oregon } ss  
County of Klamath }

On this 15 day of June, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Marsha Rae Pisan, as Member for Lazy B, LLC, an Oregon Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Cherice F. Treasure

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 6/17/2016



State of Oregon } ss  
County of Coos }

On this 10 day of June, 2015, before me, Melissa Chown a Notary Public in and for said state, personally appeared Ralph Breitenstein, as Member for Lazy B, LLC, an Oregon Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Melissa Chown

Notary Public for the State of Oregon  
Residing at: Waldport, OR  
Commission Expires: May 27 2018



Exhibit "A"

PARCEL 1

SE1/4 SE1/4; W1/2 SE1/4 of Section 2, Township 39 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed for Property Line Adjustment #4-15 described as follows:

Beginning at a point on the South line of Parcel 2 of Land Partition 31-93, from which the Southeast corner of said Parcel 2 bears North 89° 32' 43" East 35.00 feet; thence South 00° 03' 34" East 329.54 feet; Thence South 65° 17' 52" West 490.22 feet; thence North 10° 23' 30" West 95.18 feet; Thence North 20° 16' 20" West 147.22 feet; thence North 09° 22' 19" West 23.47 feet; thence North 32° 36' 18" West 114.41 feet; thence North 39° 19' 24" West 146.40 feet; thence North 65° 10' 05" West 18.66 feet; thence North 74° 00' 30" West 40.60 feet; thence North 56° 38' 53" East 83.02 feet to a point on the said South line of Parcel 2; thence North 89° 32' 43" East 658.07 feet to the point of beginning.

EXCEPTING THEREFROM laying in Long Lake Road.

PARCEL 2

The N1/2 NW1/4 and SE1/4 of NW1/4, all of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING THEREFROM that portion laying in Balsam Drive.

The SW1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 SE1/4 and SW1/4 SE1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The SW1/4 NW1/4, NW1/4 SW1/4, NW1/4 NW1/4, NE1/4 SW1/4, and SE1/4 SW1/4 of Section 2; NE1/4 NE1/4, SE1/4 NE1/4, and NW1/4 NE1/4 of Section 3, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion laying in Long Lake Road.

PARCEL 4

The NE1/4 NW1/4 of Section 2, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The NE1/4 and the NE1/4 SE1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof in Balsam Drive.

PARCEL 6

The SE1/4 SE1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian