

2015-009293

Klamath County, Oregon

08/20/2015 03:28:10 PM

Fee: \$62.00

18 2496280-LW



After recording return to:
Mark C Cobb

P.O. Box 137
Chiloquin, OR 97624

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

Mark C Cobb
P.O. Box 137
Chiloquin, OR 97624

File No.: 7021-2496280 (LW)

Date: July 28, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chocktoot Properties LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Mark C Cobb**, 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:

All of Lots 14B and 16B of the Supplemental Plant of Lots 14, 15 and 16 in Block 9, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The **2015/16** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$10,000.00**. (Here comply with requirements of ORS 93.030)

F.
67.00

9/20/15

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 18 day of August, 2015.

Chocktoot Properties LLC, an Oregon limited
liability company

By: Sharon E. Breen

Name: Sharon E. Breen

Title: Director

By: _____

Name: Mohammad S. Rahman

Title: Member

By: Spring Creek Properties, Inc, , an
Oregon corporation

By: Sharon E. Breen

Name: Sharon E. Breen

Title: Director

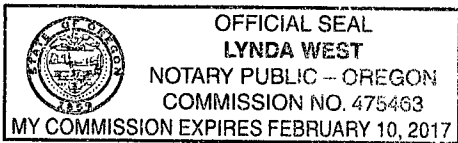
APN: R202756

Statutory Warranty Deed
- continued

File No.: 7021-2496280 (LW)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of August, 2015
by Sharon E. Breen as Director of Chocktoot Properties LLC, on behalf of the limited liability company.



Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Mohammad S. Rahman, Member as Member of Chocktoot Properties LLC, on behalf of the limited
liability company.

Notary Public for Oregon
My commission expires:

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 19 day of August, 2015.

Chocktoot Properties LLC, an Oregon limited
liability company

By: _____

Name: Sharon E. Breen

Title: Director

By:  _____

Name: Mohammad S. Rahman

Title: Member

By: Spring Creek Properties, Inc., an
Oregon corporation

By: _____

Name: Sharon E. Breen

Title: Director

APN: R202756

Statutory Warranty Deed
- continued

File No.: 7021-2496280 (LW)

STATE OF Oregon)
)ss.
County of Klamath)

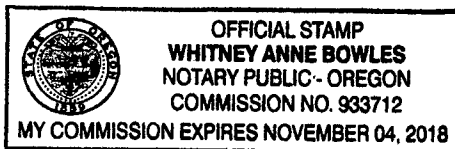
This instrument was acknowledged before me on this _____ day of _____, 20____
by Sharon E. Breen as Director of Chocktoot Properties LLC, on behalf of the limited liability company.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 19 day of August, 2015
by Mohammad S. Rahman, Member as Member of Chocktoot Properties LLC, on behalf of the limited
liability company.

W Bowles



Notary Public for Oregon
My commission expires:

11/4/2018