



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paula M. Tuttle
1079 Timber Mountain Lane
Klamath Falls, OR 97601

2015-012707

Klamath County, Oregon

11/20/2015 02:07:53 PM

Fee: \$47.00

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

Paula M. Tuttle
1079 Timber Mountain Lane
Klamath Falls, OR 97601
File No. 66061AM

STATUTORY WARRANTY DEED

Sage Mountain Development, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Paula M. Tuttle ,

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:

Lot 23 in Tract 1506, The Timbers, Phase 1 according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$282,000.00.**

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.

Dated this 19 day of November, 2015.

Sage Mountain Development, LLC an Oregon Limited Liability Company

By: [Signature]
Shawn Holm, Authorized Agent

State of Oregon } ss
County of Deschutes }

On this 19th day of November, 2015, before me, KRISTA STEARNS a
Notary Public in and for said state, personally appeared Shawn Holm, Authorized Agent for Sage Mountain Development, 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.

Krista Stearns
Notary Public for the State of Oregon
Residing at: 19413 Route Cir, Bend, OR 97702
Commission Expires: 9/27/19

