



2015-013316
Klamath County, Oregon
12/10/2015 10:31:47 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

K-Cubed, LLC, an Oregon limited liability company
501 Damont Street
Klamath Falls, OR 97601

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

K-Cubed, LLC, an Oregon limited liability company
501 Damont Street
Klamath Falls, OR 97601
File No. 80105AM

STATUTORY WARRANTY DEED

William J. Crain and Callie E. Crain, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

K-Cubed, 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:

Beginning at a point on the Easterly line of Damont Street 9.15 feet Northerly from the Northwest corner of Lot 3, Block 11, The Terraces Addition to the City of Klamath Falls; according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence South 62°34' East 173.95 feet to the Westerly line of Hillcrest Avenue; thence Southerly 23.6 feet to the Southeasterly corner of Lot 4 of said Block 11; thence Westerly and parallel to Auburn Street to the Easterly line of Damont Street; thence Northerly on Easterly line of Damont Street to the point of beginning.

Together with that portion of Hillcrest Avenue Right-of-Way which inured thereto by Ordinance No. 01-03 recorded May 17, 2001 in Volume M01, page 22838 and recorded January 15, 2002 in Volume M02, page 2578, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$5,000.00.

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 10th day of December, 2015

William J. Crain
William J. Crain

Callie E. Crain
Callie E. Crain

State of Oregon } ss
County of Klamath }

On this 10th day of December, 2015, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared William J. Crain and Callie E. Crain, 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.

Twila Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3, 2018

