

AmeriTitle
81068 AM

2016-000563

Klamath County, Oregon

01/20/2016 02:29:35 PM

Fee: \$47.00

RETURN TO:	MAIL TAX STATEMENTS:
Cerule, LLC. P. O. Box 489 Klamath Falls, OR 97601	Cerule, LLC. P. O. Box 489 Klamath Falls, OR 97601

Grantor:
JWTR, LLC
2636 Biehn Street
Klamath Falls, OR 97601

Grantee:
Cerule, LLC
P. O. Box 489
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

JWTR, LLC, an Oregon limited liability company ("Grantor"), conveys and warrants to Cerule, LLC, an Oregon limited liability company ("Grantee"), the real property located in Klamath County, Oregon, described as follows:

Parcel 1 Land Partition 23-14 in the SE1/4 Section 13, Township 38 South, Range 8 E.W.M.
S1/2 Section 18, NE1/4 Section 19, Township 38 South, Range 9 E.W.M.

free of encumbrances except as specifically set forth herein, subject to the matters shown on the attached Exhibit A.

The true consideration for this conveyance is \$117,699.00

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, SECTION 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.

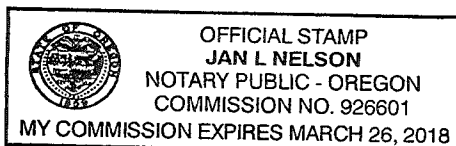
DATED ~~January 20, 2016~~ November 23, 2015

JWTR, LLC
An Oregon limited liability company

By Samuel D. Porter
Samuel D. Porter, President

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument is acknowledged before me this 23rd ^{November, 2015} day of ~~January~~, 2016 by Samuel D. Porter as President of JWTR, LLC.



Jan L. Nelson
Notary Public for Oregon
Commission Expires: 3/26/2018

EXHIBIT A
TO STATUTORY WARRANTY DEED

1. Taxes for the fiscal year 2015-2016, a lien, now due and payable.
2. City liens, if any, of the City of Klamath Falls.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Encroachment of buildings and parking lots as revealed by survey by Rhine-Cross Group LLC dated November 2007.
Job No. 814
5. Reservation, restrictions and easements as contained in Quitclaim Deed recorded November 12, 2008 in Volume 2008-015325, Microfilm Records of Klamath County, Oregon. Reference is made to said document for particulars.