



2016-000667
Klamath County, Oregon
01/22/2016 02:23:35 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dana Hoff

7610 W Grand Avenue

Denver, CO 80123

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

Dana Hoff

7610 W Grand Avenue

Denver, CO 80123

File No. 84357AM

STATUTORY WARRANTY DEED

Austin Street, LLC,
an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Dana Hoff,

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:

Lots 14, 15 and 16 in Block 1 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$55,000.00**.

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 1-21-16 day of _____, _____.

Austin Street LLC, an Oregon limited liability company
By: J & K Heritage Trust UTAD 9-21-11

By: Kimberli D. Riddell
Kimberli D. Riddell, Trustee of the J & K Heritage Trust UTAD 9-21-11
Member of Austin Street, LLC, an Oregon limited liability company

State of Oregon } ss
County of Jackson }

On this 21st day of January, 2016, before me, Lisa A. Hart a Notary Public in and
for said state, personally appeared Kimberli D. Riddell, Trustee as
managing member for Austin Street 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.

Lisa A. Hart
Notary Public for the State of Oregon
Residing at: 2 N. Oakdale Medford OR
Commission Expires: 2-22-16

