



2016-000975
Klamath County, Oregon
02/01/2016 09:56:32 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zachary Lemke and Jonathan Lemke
21026 Carl Street
Bend, OR 97701

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

Zachary Lemke and Jonathan Lemke
21026 Carl Street
Bend, OR 97701

File No. 82788AM

STATUTORY WARRANTY DEED

Fort Klamath Shop, LLC,

Grantor(s), hereby convey and warrant to

Zachary Lemke as to an undivided 50% and Jonathan Lemke as to an undivided 50%, as tenants in common,

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:

A tract of land situated in Lot 4 in the SE1/4 of the SE1/4 of Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North line of "A" Street and the West line of Reserve Street; thence Northwesterly along the West line of Reserve Street 68 feet more or less to the Southeast corner of a tract of land conveyed by deed recorded December 5, 1927 in Volume 79, page 196, Deed records of Klamath County, Oregon; thence West along the South line of said deed and its extension 125 feet; thence South at right angles to the North line of "A" Street; thence East along said North line to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3307-V16DD-02300-000

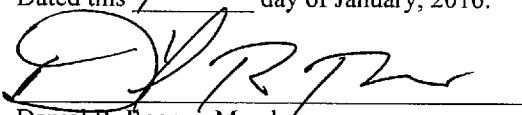
The true and actual consideration for this conveyance is **\$7,500.00.**

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:

Return To: 

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.

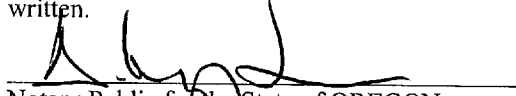
Dated this 1/29 day of January, 2016.


Daniel R. Rogers, Member
Fort Klamath Shop, LLC

State of OREGON} ss
County of Deschutes}

On this 29 day of January, 2016, before me, A. Lynn Jesus a Notary Public in and for said state, personally appeared Daniel R. Rogers known or identified to me to be the Member in the Limited Liability Company known as Fort Klamath Shop, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of OREGON
Residing at: Bend, OR
Commission Expires: March 30, 2019

