



2016-002207
Klamath County, Oregon
02/29/2016 11:34:26 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLV Properties LLC, an Oregon Limited Liability
Company

PO Box 2207

Rancho Santa Fe, CA 92067

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

CLV Properties LLC, an Oregon Limited Liability
Company

PO Box 2207

Rancho Santa Fe, CA 92067

File No. 75804AM

STATUTORY WARRANTY DEED

Frank S. Olmes, Jr.,

Grantor(s), hereby convey and warrant to

CLV Properties 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:

Lot 306, RUNNING Y RESORT, PHASE 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The true and actual consideration for this conveyance is **\$135,000.00.**

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.

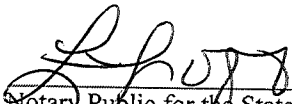
Dated this 24 day of Feb, 2016


Frank S. Olmes Jr.

State of New Jersey } ss
County of WARREN }

On this 24 day of February, 2016, before me, LISA A. GROFF a Notary Public in and for said state, personally appeared Frank S. Olmes Jr., 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.


Notary Public for the State of New Jersey
Residing at: Washington, NJ 07880
Commission Expires: 06/19/2018

LISA A. GROFF
NOTARY PUBLIC STATE OF NEW
JERSEY
MY COMMISSION EXPIRES
6/19/2018

