



2016-002858
Klamath County, Oregon
03/17/2016 11:57:48 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MDKB, LLC, an Oregon limited liability company
872 W Main Street, Apt. O126
Molalla, OR 97038

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

MDKB, LLC, an Oregon limited liability company
872 W Main Street, Apt. O126
Molalla, OR 97038
File No. 88054AM

STATUTORY WARRANTY DEED

Dana A. Hoff,

Grantor(s), hereby convey and warrant to

MDKB, 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:

All that portion of TRACT 24, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:


Beginning at a point in the Southwesterly line of said Tract 24, which is North 66 degrees 33' West, 96.19 feet from the most Southerly corner of said Tract; thence North 21 degrees 37' East, 291.15 feet to a point in the Northeasterly line of said Tract 24; thence South 70 degrees 37' East, along the Northeasterly line of said tract, a distance of 64.49 feet; thence South 21 degrees 37' West 295.7 feet, more or less, to a point in the Southwesterly line of said Tract 24; thence North 66 degrees 33' West 64.49 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$80,000.00.**

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:

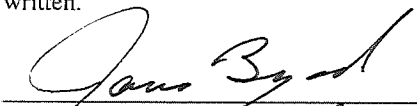
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10 day of March, 2016


Dana A. Hoff

State of Colorado } ss
County of Adams }

On this 10 day of March, 2016, before me, James Burgard a
Notary Public in and for said state, personally appeared Dana A. Hoff, 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 Colorado
Residing at: Adams County
Commission Expires: 7-19-19

