



Map and Tax Lot No. 2708-02800-00300-000

2016-007285

Klamath County, Oregon

07/11/2016 02:10:43 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

CAMBIUM PACIFIC, LLC, an Oregon Limited Liability Company , Grantor, conveys and warrants to **CHEMULT 74 LLC**, an Oregon Limited Liability Company , Grantee, the real property described below, free of encumbrances except liens, covenants, conditions, restrictions, and easements of record:

The W1/2 NW1/4 of Section 28, Township 27 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all that portion that lies within State Highway 97 (the "Property").

The true and actual consideration for this conveyance is other than money, to wit: \$250,000.

RECORDING INFORMATION

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:**

**CHEMULT 74 LLC
ATTN: MR. CRAIG BRIGGS
305 G AVENUE
LAKE OSWEGO, OR 97034**

AFTER RECORDING RETURN TO:

**KELLY R. BECKLEY
BECKLEY & BONS, P.C.
P.O. BOX 11098
EUGENE, OR 97440-3298**

STATUTORY WARRANTY DEED - Page 1

BECKLEY & BONS, P.C.

ATTORNEYS AT LAW

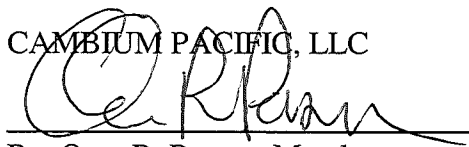
1257 HIGH STREET - P.O. BOX 11098 EUGENE, OR 97440-3298

541-683-0888 - FAX 541-683-0889

www.beckley-law.com

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 AND 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 7th day of July, 2016.

CAMBIUM PACIFIC, LLC

 By: Oren R. Posner, Member

STATE OF OREGON)
) ss.
 County of Lane)

Personally appeared before me this 7th day of July, 2016, the above-named **OREN, R. POSNER**, Member of **CAMBIUM PACIFIC, LLC**, Grantor.




 Notary Public for Oregon
 My Commission expires: 1-28-19

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BECKLEY & BONS, P.C.
 ATTORNEYS AT LAW

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 LLC\Chemult Property Sale
 (Chemult 74 LLC)\Deed -
 Statutory Warranty (27 JUN
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