



2016-008036

Klamath County, Oregon

07/29/2016 09:13:02 AM

Fee: \$47.00

THIS SPACE RESE

After recording return to:

RFA Holdings, LLC., an Oregon Limited Liability
Company

150 N Barlett

Medford, OR 97501

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

RFA Holdings, LLC., an Oregon Limited Liability
Company

150 N Barlett

Medford, OR 97501

File No. 96537AM

STATUTORY WARRANTY DEED

Klamath County, a political subdivision of the State of Oregon,

Grantor(s), hereby convey and warrant to

RFA Holdings, 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:

Parcel 4:

A parcel of land in Lot 3, Block 3, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 3, Block 3, WASHBURN PARK; thence South 89° 25' 10" East 66.76 feet along the North right of way line of Crosby Avenue to the true point of beginning of this description; thence North 00° 04' 50" East 254.17 feet to the Klamath County Road Department property; thence South 89° 56' 30" East along the Road Department property 60 feet; thence South 00° 04' 50" West 254.72 feet to the North right of way line of Crosby Avenue; thence North 89° 25' 10" West along the North right of way line 60 feet to the point of beginning.

The true and actual consideration for this conveyance is \$25,000.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 28 day of July, 2016.

Klamath County

By Tom Mallams
Tom Mallams, County Commissioner

By Jim Bellet
Jim Bellet, County Commissioner

State of Oregon } ss
County of Klamath }

On this 28th day of July, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Tom Mallams and Jim Bellet, as County Commissioner's for Klamath County, a political subdivision of the State of Oregon, 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.

Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

