



2016-008324  
Klamath County, Oregon  
08/05/2016 03:16:08 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Buck Butte LLC, an Oregon Limited Liability  
Company

304 S Jones Blvd. #1066

Las Vegas, NV 89107

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

Buck Butte LLC, an Oregon Limited Liability  
Company

304 S Jones Blvd. #1066

Las Vegas, NV 89107

File No. 105579AM

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### STATUTORY WARRANTY DEED

**Smiling Hound, LLC,  
an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Buck Butte 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 2, Land Partition 3-05, being a replat of Parcel 1 of Land Partition 9-98, as adjusted by PLS 28-00 situated in the SE1/4 of Section 1 and the E1/2 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, and the SW1/4 SW1/4 of Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and the W1/2 of Section 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$1,650,000.00.**

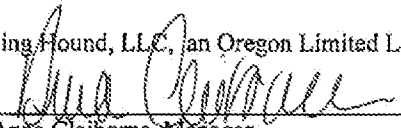
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Smiling Hound, LLC, an Oregon Limited Liability Company

By:   
Anna Claiborne, Manager

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Anna Claiborne, Manager for Smiling Hound, LLC, an Oregon Limited Liability Company, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

S.S.

On 8-3-16 before me Stephen J Williams, Notary Public

personally appeared \_\_\_\_\_

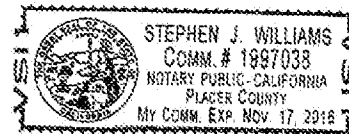
Anna Claiborne

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephen J Williams  
Signature of Notary Public



Print

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and replacement of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s) \_\_\_\_\_

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ \_\_\_\_\_