

**2016-008349**

**Klamath County, Oregon**

08/08/2016 11:19:34 AM

Fee: \$47.00

**FILED FOR RECORD AT REQUEST OF/  
AFTER RECORDING RETURN TO:**

Jennifer Fransen Gould, Esq.  
Garvey Schubert Barer, 11th Floor  
121 S.W. Morrison Street  
Portland, OR 97204

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

We Three Kings LLC  
c/o Tri Crown Holdings, Inc, Manager  
4318 La Habra Way  
Klamath Falls, OR 97603

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**STATUTORY QUITCLAIM DEED**

TRIPLE CROWN HOLDINGS, LP, a California limited partnership, Grantor, release and quitclaim to WE THREE KINGS, LLC, a California limited liability company, Grantee, all right, title and interest in and to the following real property situated in the County of Klamath County, State of Oregon, to wit:

Lot 8 in Block 21 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Key #565971

3909-012CD-01000-000

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

**SUBJECT TO THE FOLLOWING RESTRICTIONS:**

1. Minimum square footage of residential building to be either 1850 square feet with a three car garage or 1900 square feet with at least a two car garage.
2. Exterior materials and finishes to be similar to other homes in the area with final approval to be given by principals of J.K. DEVELOPMENT CO.

**APN:** R565971

The true and actual consideration paid for this transfer consists of or includes other property or value given or promised which is the whole consideration.

**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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2<sup>nd</sup> day of August, 2016.

TRIPLE CROWN HOLDINGS, LP, a California limited partnership

By: Frank L. King  
Frank L. King, General Partner for Tri Crown Holdings, Inc., a California corporation

Grantor

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged before me Cissy Marie McSorley, by Frank L. King, General Partner, on behalf of Tri Crown Holdings, Inc., a California corporation.

Cissy Marie McSorley  
Notary Public for Oregon

GSB:7949760.1 [39814.00100]

