



2016-008769
Klamath County, Oregon
08/18/2016 09:33:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nichollette Spitsbergen and Michaela Spitsbergen and
William Spitsbergen

6519 Willet Way

Klamath Falls, OR 97601

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

Nichollette Spitsbergen and Michaela Spitsbergen and
William Spitsbergen

6519 Willet Way

Klamath Falls, OR 97601

File No. 114089AM

STATUTORY WARRANTY DEED

Family Ranch LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Nichollette Spitsbergen and Michaela Spitsbergen and William Spitsbergen , not as tenants in common, but with rights of survivorship,

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:

Parcels 3 of Land Partition 36-14, a replat of Parcel 2 of Land Partition #18-13 and Parcel 1 of Land Partition #24-92, located in the Southwest 1/4 of Section 13, the South 1/2 of Section 14, the North 1/2 of Section 23, Section 24, the North 1/2 of Section 25, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon as recorded on March 22, 2016 in instrument 2016-002980, records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$190,000.00.**

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 16th day of August, 2016.

Family Ranch LLC, an Oregon Limited Liability Company

By: Daniel Spitsbergen
Daniel Spitsbergen, Member

State of Oregon } ss
County of Klamath }

On this 16th day of August, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared **Daniel Spitsbergen, Member for Family Ranch 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.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 5/24/2020

