

2016-009463

Klamath County, Oregon

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE



00191943201600094630020027

09/06/2016 02:14:56 PM

Fee: \$47.00

LS Klamath Falls 1, LLC
 Larry Deibert
 201 Pine Salmon Rd
 Corvallis OR 97331

Grantor's Name and Address

Anthony Gaudio
 P.O. Box 86
 Chemult OR 97731

Grantee's Name and Address

After recording, return to (Name and Address):

Anthony Gaudio
 PO Box 86 Chemult OR 97731

Until requested otherwise, send all tax statements to (Name and Address):

Send US Above

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED - STATUTORY FORM

LS Klamath Falls One, LLC Larry Deibert, Suzanne Deibert, Grantor,
 conveys and warrants to Anthony Gaudio, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

property tapes and fees owned to DEQ for the
 underground storage tanks and free of all other encumbrances

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

See attached legal description Exhibit A
 Property is being sold in AS IS condition. Seller will not be
 RESPONSIBLE FOR ANY EXPENSES Related
 The true consideration for this conveyance is \$1,000 (Here, comply with the requirements of ORS 93.030.)

Full Mon disclosed Agreed upon Amt. AG to property

DATED July 14, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Multnomah

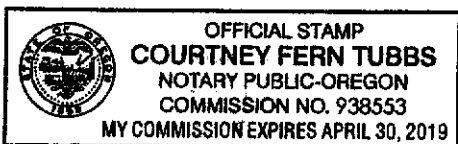
This instrument was acknowledged before me on July 14th 2016
 by Charles L Deibert, Suzanne McDaniel Deibert, Anthony Gaudio

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

April 30, 2019

EXHIBIT " A "

Legal Description of Property

A prortion of the W 1/2 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamth County, Oregon, being more particularly described as follows:
Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears South along the Section line 1667. 8 feet, and East, 491.6 feet from the Section corner common to Sections 17, 18, 19, & 20, T 28 S, R 8 EWM; S 16 ' 53 ' 30 " W, along the Easterly right of way line Hwy, 100 feet; thence S 73 ' 06 ' 30" E 150 feet; thence N 16' 53' 30 " E parallel to the Highway, 100 feet; thence N 73' 06' 30" w, 150 feet to the point of beginning.