



00194589201600117010020029

11/01/2016 02:21:22 PM

Fee: \$47.00

**STATUTORY WARRANTY DEED****Grantor's Name and Address:**

Alan Holcombe  
2022 NW Myrtlewood Way  
Corvallis, OR 97330

**Grantee's Name and Address:**

Sea to Peak Properties, LLC, an  
Oregon limited liability company  
2022 NW Myrtlewood Way  
Corvallis, OR 97330

**After recording return to:**

Evashevski, Elliott, Cihak & Hediger, PC  
Attorneys at Law  
PO Box 781  
Corvallis, OR 97339

**The true and actual  
consideration for this  
conveyance is \$0.00 (formation of  
LLC).**

**Until a change is requested  
all tax statements shall be  
sent to:**

Sea to Peak Properties, LLC  
2022 NW Myrtlewood Way  
Corvallis, OR 97330

**Conveyance**

Alan Holcombe, Grantor, conveys and warrants to Sea to Peak Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:


Lot 36 of TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon.

Grantor warrants that the aforesaid property is free of encumbrances except liens, encumbrances, easements, covenants, conditions, restrictions, and exceptions of record.

**THIS TRANSACTION IS NOT INTENDED TO CONSOLIDATE ANY OF THE INDIVIDUALLY DESCRIBED PARCELS OR TAX LOTS FOR LAND USE, TAX LOTS, OR ANY OTHER PURPOSE.**

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of Oct., 2016.

  
Alan Holcombe

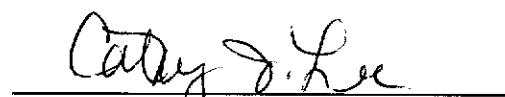
STATE OF OREGON           )  
  ) ss.  
County of Benton         )

Date: October 27, 2016

Personally appeared the above-named Alan Holcombe, and acknowledged the foregoing instrument to be his voluntary act and deed on the date written above.

Before Me:



  
Notary Public for Oregon  
My Commission Expires: 6/18/19