



THIS SPACE RESERVED

2016-012316

Klamath County, Oregon

11/17/2016 01:38:01 PM

Fee: \$52.00

After recording return to:

Klamath County

305 Main St

Klamath Falls, OR 97601

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

Klamath County

305 Main St

Klamath Falls, OR 97601

File No. 124517AM

STATUTORY WARRANTY DEED

J&J Properties LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Klamath County ,

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 of Land Partition 46-98 in the NE1/4 NE1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$450,000.00.**

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:

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 7th day of November, 2016

J&J Properties LLC, an Oregon Limited Liability Company

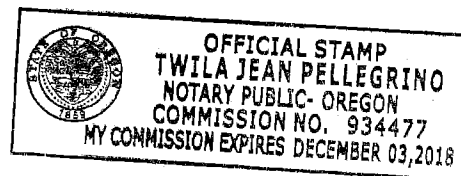
By: Jon K. O'Donnell
Jon K. O'Donnell, Member

By: Jill M. O'Donnell, Member
Jill M. O'Donnell, Member

State of Oregon } ss
County of Klamath }

On this 7th day of November, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Jon K. O'Donnell and Jill M. O'Donnell, Members of J & J Properties 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016-34

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

J&J Properties LLC, an Oregon Limited Liability Company

Grantee

Klamath County

Signed on (date)

11-17-16

and for consideration of

\$ 450,000.00

Assessor's signature

L. J. Hill

Date

11-17-2016