

**2016-013058****Klamath County, Oregon****12/08/2016 09:55:01 AM****Fee: \$47.00**

THIS SPACE RESERVE

After recording return to:

Robert Mark Trelease and Lois Ann Trelease1539 KaneKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Robert Mark Trelease and Lois Ann Trelease1539 KaneKlamath Falls, OR 97603File No. 120170AM

STATUTORY WARRANTY DEED**Helcat Girls Investments LLC, a Nevada Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Robert Mark Trelease and Lois Ann Trelease, as Tenants by the Entirety,

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:

Beginning at a point 1,237.5 feet North and 990 feet East of an iron pin driven into the ground on the property of Otis V. Saylor at the Southwest corner of the Northwest quarter of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence North 132 feet; thence, East 270 feet; thence, South 132 feet; thence West 270 feet to the place of beginning.

EXCEPTING THEREFROM the West 158.5 feet as conveyed by Glenn A. Pruner and Dora O. Pruner, husband and wife, to Delbert L. Eayrs and Joan K. Eayrs, husband and wife, in Deed Volume 323, page 269 and Volume 326 page 54 and conveyed by Glenn A. Pruner and Dora O. Pruner, husband and wife, to Clark S. Kendall and LaVerne Kendall, husband and wife, in Deed Volume 326, page 197, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$14,000.00.

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 6th day of December, 2016.

Helcat Girls Investments LLC, a Nevada Limited Liability Company

By: Joni Lee Beaman
Joni Lee Beaman, Manager

State of Oregon } ss
County of Klamath }

On this 6th day of December, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Joni Lee Beaman, manager, 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

