



THIS SPACE RESERVED

2017-000633
Klamath County, Oregon
01/23/2017 09:32:00 AM
Fee: \$47.00

After recording return to:

RW JW General Partnership

4738 Horned Lark

Klamath Falls, OR 97601

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

RW JW General Partnership

4738 Horned Lark

Klamath Falls, OR 97601

File No. 140107AM

STATUTORY WARRANTY DEED

Wyland Holding Company LLC,

Grantor(s), hereby convey and warrant to

RW JW General Partnership , an Oregon General Partnership

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:

All that portion of Tract 32, in the County of Klamath, State of Oregon, LESS the Northerly 5 feet of LANDIS PARK, lying North of the existing canal, which canal is not correctly shown on the recorded plat thereof.

The true and actual consideration for this conveyance is **\$200,000.00**.

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.

W
Dated this 18th day of Jan, 2017

Wyland Holding Company, LLC, an Oregon Limited Liability Company

By: Nora J. Wyland
Nora J. Wyland, Managing Member

State of Oregon
County of Klamath

On this 18th day of January, 2017, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Nora J. Wyland, Managing Member of Wyland Holdings Company LLC 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.

Heather Sciorba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Jan 9 2018

