



2017-000918

Klamath County, Oregon

01/30/2017 11:35:00 AM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Timothy M. Howard

1575 Horton Rd

Dairy, OR 97625

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

Timothy M. Howard

1575 Horton Rd

Dairy, OR 97625

File No. 148467AM

### STATUTORY WARRANTY DEED

**Lazy B LLC,**

Grantor(s), hereby convey and warrant to

**Timothy M. Howard ,**

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:

**Northwest quarter (NW1/4) of the Northwest quarter (NW1/4) of Section 14, Township thirty-nine (39) South, Range eight (8) East Willamette Meridian.**

**West half of Northeast quarter, East half of Northwest quarter, Southeast quarter of Northeast quarter, and that portion of East half of Southeast quarter lying North of Klamath Falls-Ashland Highway, all in Section 14, Township 39 South, Range 8 East Willamette Meridian, excepting the following portion of Southeast quarter of Northeast quarter and East half of Southeast quarter of said section, described as follows, to wit:**

**Beginning at a point which is the intersection of the East line of Section 14, Township 39 South, Range 8 East Willamette Meridian with the Northwesterly right of way line of the Klamath Falls-Ashland Highway, which point is North 42.8 feet from the Northeast corner of Southeast quarter of Southeast quarter of said Section 14; thence along the Northwesterly right of way line of said highway South 53 degrees 20 1/2' West 319.78 feet; thence continuing along said right of way line South 54 degrees 42 1/2' West 726.72 feet to an iron pin; thence leaving said right of way line North 6 degrees 35 1/2' West 450.32 feet; thence North 54 degrees 42 1/2' East 445.42 feet; thence North 35 degrees 17 1/2' West 155 feet; thence North 54 degrees 42 1/2' East 316 feet; thence North 24 degrees 09 1/2' West 2329.8 feet, more or less, to the West line of Southeast quarter of Northeast quarter of said Section 14; thence North along said West line a distance of 80.5 feet, more or less, to the Northwest corner of said Southeast quarter of Northeast quarter of Section 14; thence East along the North line of said Southeast quarter of Northeast quarter a distance of 1322.7 feet to the Northeast corner of said Southeast quarter of Northeast quarter; thence South along the East line of said Section 14, a distance of 2607.2 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$100,000.00.

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 27<sup>th</sup> day of January, 2017.

Lazy B LLC

\_\_\_\_\_  
Marsha Rae Pisan, Member

\_\_\_\_\_  
Michael M. Pisan, Member

Ralph Arthur Breitenstein  
Ralph Arthur Breitenstein, Member

Donelle Rene Breitenstein  
Donelle Rene Breitenstein, Member

SIGNED IN COUNTERPART

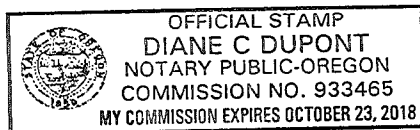
State of Oregon} ss  
County of Klamath}

On this 27<sup>th</sup> day of January, 2017, before me, Diane C. Dupont a Notary Public in and for said state, personally appeared Ralph Arthur Breitenstein and Donelle Rene Breitenstein known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane C. Dupont  
Notary Public for the State of Oregon

Residing at: Dallas, Oregon  
Commission Expires: 10-23-18



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 23 day of January, 2017

Lazy B LLC

Marsha Rae Pisan  
Marsha Rae Pisan, Member

Michael M. Pisan

Michael M. Pisan, Member

Ralph Arthur Breitenstein, Member

Donelle Rene Breitenstein, Member

SIGNED IN COUNTERPART

State of Oregon} ss  
County of Klamath}

On this 23 day of January, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Marsha Rae Pisan and Michael M. Pisan known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

