



2017-002036

Klamath County, Oregon

02/28/2017 10:54:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

JRLS1752, LLC

2780 Northfork Hwy.

Wapiti, WY 82450

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

JRLS1752, LLC

2780 Northfork Hwy.

Wapiti, WY 82450

File No. 154285AM

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### STATUTORY WARRANTY DEED

**CS Transactions, LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**JRLS1752, LLC, a Domestic Limited Liability Company ,**

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:

**A parcel of property located in Lot 5, Block 12 of 4th Addition to Winema Gardens, Klamath County, Oregon. More particularly described as follows:**

**Beginning at a point on the West line of said Lot 5, said point being South, a distance of 70.40 feet from the Northwest corner of said Lot 5; thence North, along the West line of said Lot 5, a distance of 50.68 feet, to a point being South, a distance of 19.72 feet from the Northwest corner of said Lot 5; thence North 84° 53' 42" East, a distance of 112.37 feet, to a point on the East line of said Lot 5, said point being South 05° 06' 18" East, a distance 9.76 feet from the Northeast corner of said Lot 5; thence South 05° 06' 18" East, along the East line of said Lot 5, a distance of 60.92 feet; thence West, along a line 70.40 feet when measured at right angles and parallel to the North line of said Lot 5, a distance of 117.37 feet, to the point of beginning.**

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.

Dated this 28 day of Feb, 2017.

CS Transactions LLC

By: [Signature]  
Lisa Sherrill, Managing Member

By: [Signature]  
James Carleton, Managing Member

By: [Signature]  
Gregg Sherrill, Managing Member

State of Oregon  
County of Klamath

On this 28<sup>th</sup> day of Feb, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Lisa Sherrill, Greg Sherrill and James Carleton, Managing Members of CS Transactions, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10-19-19

