



After recording return to:  
Landsmart Properties LLC  
3800 Bridgeport Way West, Ste A-527  
University Place , WA 98466

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Landsmart Properties LLC  
3800 Bridgeport Way West, Ste A-527  
University Place , WA 98466

File No.: 4260-2827328 (RB)  
Date: March 17, 2017

THIS SPACE RESERVED FOR RECORD

2017-003319

Klamath County, Oregon

03/29/2017 02:45:00 PM

Fee: \$57.00

## STATUTORY WARRANTY DEED

**Richard R. Keen and James A. Taylor**, Grantor, conveys and warrants to **Landsmart Properties LLC, a Washington limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The SW1/4 of the NE1/4 of Section 36, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING THEREFROM that portion lying within the right of way of the Burlington- Northern Railroad, and deeded in Volume 76 Page 591, deed records of Klamath County, Oregon**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$7,520.00**. (Here comply with requirements of ORS 93.030)

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 MARCH, 2017.

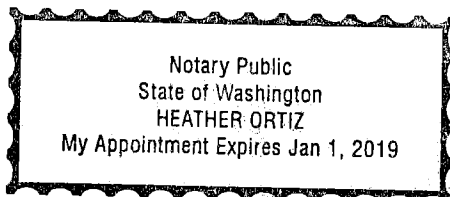
Richard R. Keen

James A. Taylor

STATE OF Washington)  
COUNTY OF Benton)  
)-ss

I certify that I know or have satisfactory evidence that **James A. Taylor**, is/~~are~~ the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 27, 2017



Notary Public in and for the State of WA  
Residing at: Pasco  
My appointment expires: 01/01/2019

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 March, 2017.

  
Richard R. Keen

\_\_\_\_\_  
James A. Taylor

STATE OF

)

COUNTY OF

)-ss

)

I certify that I know or have satisfactory evidence that **James A. Taylor**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Residing at:  
My appointment expires:

APN: R151551

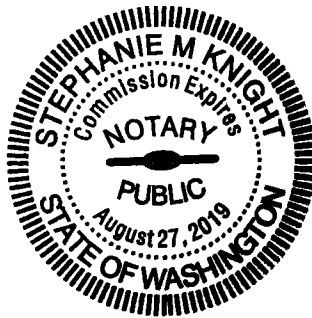
Statutory Warranty Deed  
- continued

File No.: 4260-2827328 (RB)

STATE OF Washington )  
COUNTY OF Snohomish )-ss  
)

I certify that I know or have satisfactory evidence that **Richard R. Keen**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 23rd of Mar 2017



Stephanie M Knight

Notary Public in and for the State of WA.

Residing at: Snohomish

My appointment expires MY COMMISSION EXPIRES  
AUG 27, 2019