

470316048481

RECORDING REQUESTED BY:



AmeriTitle  
11/12/17 12:35:42 AM

2017-003608

Klamath County, Oregon

04/05/2017 03:37:00 PM

Fee: \$52.00

3539 Heathrow Way, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**

RDP Investments, LLC, an Oregon limited liability company

**GRANTEE'S NAME:**

Colleen Graham

**AFTER RECORDING RETURN TO:**

Order No.: 470316048481-CC

Colleen Graham  
125 Eldorado Avenue  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Colleen Graham  
125 Eldorado Avenue  
Klamath Falls, OR 97601

APN: R374259

Map: R-3809-028CD-11400-000

125 Eldorado Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

RDP Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Colleen Graham, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

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# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 3, 2017

RDP Investments, LLC, an Oregon limited liability company

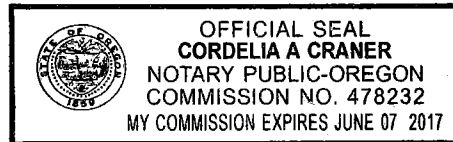
BY: *[Signature]* Member  
Ryan Plummer  
Member

State of Oregon  
County of Jackson

This instrument was acknowledged before me on April 3 2017 by  
Ryan Plummer, member of RDP Investments LLC, an Oregon  
limited liability company  
*[Signature]*

Notary Public - State of Oregon

My Commission Expires: 6-7-17



## EXHIBIT "A"

Lots 2, 3 and 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS AND EXCEPT the North 10 feet of Lot 2, Block 4, WILLIAMS ADDITION. ALSO LESS AND EXCEPT the following:

A portion of Lots 2, 3 and 4, in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITION, said point being South 01 degree 36' 00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88 degrees 44' 52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01 degrees 36' 00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88 degrees 45' 51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01 degree 36' 00" East 109.67 feet along the East line of said Block 4 to the point of beginning.

LESS AND EXCEPT a portion of Lot 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4 of said Williams Addition, said point being North 88 degrees 45' 51" West 36.00 feet from the Southeast corner of Lot 4; thence North 88 degrees 45' 51" West 42.70 feet along said South line of Lot 4; thence North 01 degree 36' 00" East 3.65 feet; thence South 88 degrees 45' 51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01 degree 36' 00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.