



2017-007551

Klamath County, Oregon

07/06/2017 02:09:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Elk Meadows LLC, an Oregon Limited Liability
Company

12455 SW 68th Ave

Portland, OR 97223

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

Elk Meadows LLC, an Oregon Limited Liability
Company

12455 SW 68th Ave

Portland, OR 97223

File No. 180567AM

STATUTORY WARRANTY DEED

Ricky Lee Stinson and Karen M. Stinson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Elk Meadows LLC, an Oregon 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 Tract of land located in the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of
the Willamette Meridian, Klamath County, Oregon; thence North 89° 04' 28" West, along the North
boundary of Section 31, 55.86 feet to the East boundary of a street commonly referred to as Main Street
extension, said point also being the most Northerly corner of a Tract of land described in Volume 322, page
510 of the Deed Records of Klamath County, Oregon; thence South 64° 44' 47" East, along the boundary of
said Tract, 100.00 feet; thence South 25° 15' 13" West, parallel with Highway 97 and Main Street extension,
50.00 feet; thence North 64° 44' 47" West, 15.01 feet to the East line of the NW1/4 NW1/4 of said Section 31;
thence along said line South 00° 13' 33" West, 300.33 feet to a point on the South boundary of the property
described in Volume 226, page 180, Deed Records of Klamath County, Oregon; thence South 89° 04' 28"
East, along said South boundary 185.29 feet to the Southeast corner thereof; thence North 25° 15' 13" East,
along the Easterly boundary of said property 418.00 feet to the North line of Section 31; thence North 89°
04' 28" West, along the North line of said Section, 362.14 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-03100-00300-000

The true and actual consideration for this conveyance is **\$15,000.00.**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

Return To:



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 6 day of July, 2017.

Ricky Lee Stinson
Ricky Lee Stinson

Karen M Stinson
Karen M Stinson

State of Oregon } ss
County of Deschutes }

On this 6th day of July, 2017, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Ricky Lee Stinson and Karen M Stinson, 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.

Tiffany Hudson
Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 5/9/21

