



THIS SPACE RESERVED FOR RE

2017-008178  
Klamath County, Oregon  
07/21/2017 02:31:00 PM  
Fee: \$52.00

After recording return to:

Hunter W. Moyles and Stacey L. Moyles  
3030 Round Lake Road  
Klamath Falls, OR 97601

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

Hunter W. Moyles and Stacey L. Moyles  
3030 Round Lake Road  
Klamath Falls, OR 97601  
File No. 169794AM

### STATUTORY WARRANTY DEED

**3030 Round Lake, LLC, an Oregon limited liability company**

Grantor(s), hereby convey and warrant to

**Hunter W. Moyles and Stacey L. Moyles, as Tenants by the Entirety**

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:

The true and actual consideration for this conveyance is \$ 1.00

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.**

52amt

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 20 day of July, 17.

3030 Round Lake LLC, an Oregon Limited Liability Company

By: The J&K Heritage Trust UTAD September 21, 2011, Sole Member

By: Kimberli D. Riddell  
Kimberli D. Riddell, Trustee

State of Oregon } ss  
County of Klamath }

On this 20 day of July, 2017, before me, Suzanne Marie Lunsford a Notary Public in and for said state, personally appeared Kimberli D. Riddell as Trustee of the J&K Heritage Trust, Member of 3030 Round Lake 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.

Suzanne Marie Lunsford  
Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: 10/20/18



Parcel 1:

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; thence South 00° 17' 30" East 1331.69 feet; thence South 89° 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 89° 53' 25" East 666.74 feet; thence South 00° 28' 30" East 1330.96 feet to the Southerly line of the NE1/4; thence along said Southerly line North 89° 55' 26" West 668.86 feet; thence North 00° 23' 00" West 1331.31 feet to the true point of beginning.

Parcel 2:

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows;

Beginning at the E1/4 corner of said Section 7; thence along the East line of said Section North 00° 39' 28" West 498.84 feet to the true point of beginning; thence North 89° 54' 40" West 1336.12 feet; thence North 00° 28' 30" West 665.48 feet; thence South 89° 53' 45" East 1334.00 feet to the East line of said Section 7; thence along said East line South 00° 39' 28" East 665.12 feet to the true point of beginning.