



THIS SPACE RESERVED FOR

**2017-008555**  
**Klamath County, Oregon**  
07/31/2017 03:48:01 PM  
Fee: \$47.00

After recording return to:

Sweet Wolverine Holdings LLC, an Arizona Limited  
Liability Company  
11830 N Joi Dr  
Tucson, AZ 85737

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

Sweet Wolverine Holdings LLC, an Arizona Limited  
Liability Company  
11830 N Joi Dr  
Tucson, AZ 85737  
File No. 182156AM

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### STATUTORY WARRANTY DEED

**Everett VH & BH, Inc., an Oregon Corporation,**

Grantor(s), hereby convey and warrant to

**Sweet Wolverine Holdings LLC, an Arizona 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:

**Parcel 1:**

**Lots 1 and 2 in Block 94, Klamath Addition to the City of Klamath Falls, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Parcel 2:**

**Lot 3 in Block 94 of Klamath Addition to the City of Klamath Falls, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$600,000.00**.

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.**

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 31<sup>st</sup> day of July, 2017.

Everett VH & BH, Inc., an Oregon Corporation

By: Sheree W. Everett

Sheree W. Everett, President

State of Oregon}ss.  
County of Klamath}

On this 31 day of July, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Sheree W. Everett known to me to be the President of the Everett VH & BH, Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-19-19

