



THIS SPACE RESERVED FOR R

2017-009013
Klamath County, Oregon
08/10/2017 01:55:00 PM
Fee: \$47.00

After recording return to:

Eagle Cap Rentals, a General Partnership

P.O. Box 1956

Brookings, OR 97415

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

Eagle Cap Rentals, a General Partnership

P.O. Box 1956

Brookings, OR 97415

File No. 184518AM

STATUTORY WARRANTY DEED

Richard Spink, Trustee and Rhonda Spink, Trustee, of the Richard & Rhonda Spink Living Trust,

Grantor(s), hereby convey and warrant to

Eagle Cap Rentals, a General Partnership,

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:

The W12/ NE1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

SE1/4 SW1/4, E1/2 SE1/4 SW1/4 SW1/4 of Section 14, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and the North 165 feet of the NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, (described in Deed recorded in Volume 124, page 131).

Also, NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. Less the North 165 feet thereof as described in Deed recorded in Volume 124, page 131.

The true and actual consideration for this conveyance is \$450,000.00.

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 3rd day of Aug., 2017.

The Richard & Rhonda Spink Living Trust

By: Richard C Spink
Richard Spink, Trustee

By: Rhonda Spink
Rhonda Spink, Trustee

State of OR } ss
County of Klamath }

On this 3rd day of Aug., 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Richard Spink and Rhonda Spink Trustees of The Richard & Ronda Spink Living Trust, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

