

THIS SPACE RESERVED FOR F

2017-009104

Klamath County, Oregon

08/11/2017 02:54:00 PM

Fee: \$52.00

After recording return to:

Damion Sikorski and Audrey Sikorski

2629 Kelly Ave

McKinleyville, CA 95519

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

Damion Sikorski and Audrey Sikorski

2629 Kelly Ave

McKinleyville, CA 95519

File No. 178089AM

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### STATUTORY WARRANTY DEED

Compass Rose, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Damion Sikorski and Audrey Sikorski, 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:

See attached exhibit A

The true and actual consideration for this conveyance is \$126,000.00.

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.

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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.

Compass Rose LLC

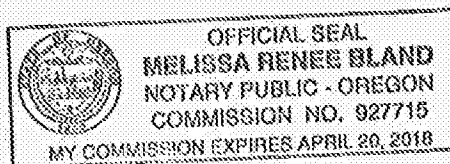
By: [Signature]  
Daniel Morehouse, Manager

State of Oregon } ss  
County of Klamath }

On this 31 day of July, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Dan Morehouse, Manager for Compass Rose LLC, an Oregon Limited Liability Company, 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.

Melissa R Bland  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: April 20, 2018



## EXHIBIT "A"

### PARCEL 1:

The following described real property in Klamath County, Oregon:

Beginning at a point 1504 feet East of the Southwest corner of the Northwest quarter of Northwest quarter (NW1/4NW1/4) of Section Five (5), in Township Thirty-Nine (39) South of Range Nine (9) East W.M. being the point of intersection of the Westerly line of roadway deeded to the County by grantor as recorded in Book 72, of Deed Records of Klamath County, Oregon, at page 526 thereof; with South line of Lot One (1) of said Section; thence South along said Westerly line of road Two Hundred Eighty (280) feet; thence West at right angles One Hundred (100) feet to the Northeast corner of property herein conveyed; thence South One Hundred (100) feet; thence West One Hundred Fifty (150) feet; thence North One Hundred (100) feet; thence East One Hundred Fifty (150) feet to place of beginning, being a tract of land 100' x 150' situated in the S1/2 of the Northwest quarter of Section Five, above Township and Range.

### PARCEL 2:

The following described real property in Klamath County, Oregon:

Beginning at a point 1504 feet East of the Southwest corner of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 5, in Township 39 South, Range 9 East of the Willamette Meridian being the point of intersection of the Westerly line of roadway deed to the County by O.A. Hilliard as recorded in Book 72 of Deed Records of Klamath County, Oregon, at page 526 thereof, with South line of Lot 1 of said section; thence South along said Westerly line of road 190 feet to the Northeast corner of property herein conveyed; thence continuing South along West line of road 90 feet; thence West at right angles 200 feet; thence North at right angles 90 feet; thence East at right angles 200 feet to the place of beginning being a portion of NW1/4 of SW1/4 of NW1/4 and of N1/2 of SW1/4 of NW1/4 of said Section 5, and having a frontage of 90 feet on said county road with a depth of 200 feet.