



THIS SPACE RESERVED FOR R

2017-009464
Klamath County, Oregon
08/22/2017 09:19:00 AM
Fee: \$47.00

After recording return to:
B and B Properties 2 LLC
2322 Hildebrand Rd
Dairy, OR 97625

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

B and B Properties 2 LLC
2322 Hildebrand Rd
Dairy, OR 97625

File No. 189329AM

STATUTORY WARRANTY DEED

David Hummel,

Grantor(s), hereby convey and warrant to

B and B Properties 2 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 parcel of land lying in Lots 44, 45 and 46, Block G, Homecrest, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the Northeasterly line of Crest Street (Faircrest Street on the Official Plat of
Homecrest) said point being 20 feet Southeasterly along the Northeasterly line of Crest Street from the
Southwest corner of Lot 44, Block G; thence South 45° 00' East along the Northeasterly line of Crest street
141.4 feet to a point which lies 20 feet Southeasterly from the Southwest corner of Lot 45, Block G; thence
North 63° 00' East 87.6 feet to a point; thence North 26° 00' West 97.0 feet to a point; thence South 79° 00'
West 138.0 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$113,000.00**.

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 18th day of Aug. 2017.

[Signature]
David Hummel

State of OR } ss
County of KLAMATH }

On this 18th day of Aug., 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared David Hummel, 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.

[Signature]
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 9-8-17

