



2017-009564

Klamath County, Oregon

08/24/2017 10:17:00 AM

Fee: \$57.00

THIS SPACE RESERVED FOR

After recording return to:

Linkville Land Holdings, LLC, an Oregon limited liability company

4960 Lombardy Lane

Klamath Falls, OR 97603

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

Linkville Land Holdings, LLC, an Oregon limited liability company

4960 Lombardy Lane

Klamath Falls, OR 97603

File No. 188429AM

STATUTORY WARRANTY DEED

Ellingson Land Company, an Oregon partnership,

Grantor(s), hereby convey and warrant to

Linkville Land Holdings, 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:

Land in Klamath County, Oregon, described as follows:

Beginning at a point in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which is on the boundary lines between the Klamath Memorial Park and the Great Northern Railroad right-of-way, which point of beginning is South 20°37' West of the Southeast corner of the SW1/4 of the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, a distance of 1854 feet, more or less; thence continuing along said boundary line, South 20°37' West, a distance of 477.48 feet; thence South 28°7' West, 254.45 feet; thence South 89°22' West, 336.67 feet to the Easterly right-of-way line of the county road sometimes called Cumberland Road and sometimes called the Kesterson Road; thence Northwesterly along the Easterly boundary line of said road and along the arc of a curve to the left, the long chord of which bears North 10°11 1/2' West, 461.87 feet; thence North 44°3' East, 298.74 feet; thence North 89°22' East, 498.62 feet to the point of beginning, being a portion of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom all that portion conveyed to Klamath County, a political subdivision of the State of Oregon, by Warranty Deed recorded October 17, 1985 as Instrument No. M85, page 16869

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3909-00800-00400-000 R539073

The true and actual consideration for this conveyance is \$12,000.00.

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:

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 23 day of August, 2017.

Ellingson Land Company, an Oregon partnership
Robert P. Ellingson, III, General Partner
Robert P. Ellingson, III, General Partner
G. Peter Ellingson, General Partner
G. Peter Ellingson, General Partner

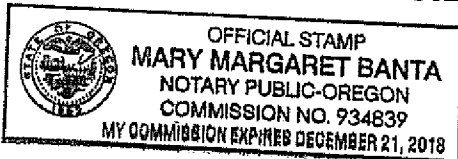
Andrea Ellingson, General Partner

State of OR
County of Baker

On this 23 day of Aug., in the year 2017, before me, Mary M Banta a Notary Public in and for said state, personally appeared Robert P. Ellingson, III and G. Peter Ellingson known or identified to me to be the partner(s) of the Ellingson Land Company, an Oregon Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Mary M Banta
Notary Public for the State of OR
Residing at: Baker City
Commission Expires: 12/21/2018



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 _____ day of August, 2017.

Ellingson Land Company, an Oregon partnership

Robert P. Ellingson, III, General Partner

G. Peter Ellingson, General Partner



Andrea Ellingson, General Partner

State of OR
County of Baker

On this ___ day of _____, in the year _____, before me, _____, a Notary Public in and for said state, personally appeared Robert P. Ellingson, III and G. Peter Ellingson known or identified to me to be the partner(s) of the Ellingson Land Company, an Oregon Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of OR } ss.
County of Wasco }

On this 22nd day of August, 2017, before me, Francene Wilhelm a Notary Public in and for said state, personally appeared Andrea Ellingson known or identified to me to be the partner(s) of the Ellingson Land Company, an Oregon partnership Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Francene Wilhelm
Notary Public for the State of OR
Residing at: Baker City The Dalles OR
Commission Expires: 1/23/18

