



RECORDING REQUESTED BY:



**Lawyers Title**

825 NE Multnomah St, Ste 1175  
Portland, OR 97232

**2017-009583**

Klamath County, Oregon

08/24/2017 01:21:00 PM

Fee: \$52.00

**GRANTOR'S NAME:**

Lura Kay Siglin

**GRANTEE'S NAME:**

Ash Creek Holdings, LLC

**AFTER RECORDING RETURN TO:**

**Order No.:** 261700663-DG

Blake Michael Wehling  
Ash Creek Holdings, LLC  
7034 N Knowles Avenue  
Portland, OR 97217

**SEND TAX STATEMENTS TO:**

Ash Creek Holdings, LLC  
7034 N Knowles Avenue  
Portland, OR 97217

338 & 340 N 11th Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Lura Kay Siglin**, Grantor, conveys and warrants to **Ash Creek Holdings, LLC**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot B in Block 45, Supplemental Plat of Lots 1, 2, 7 and 8 in Block 45 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$25,000.00**). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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.**

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Aug. 22, 2017

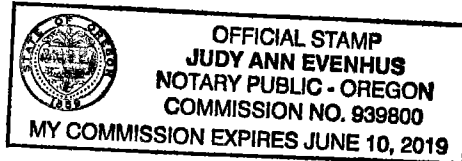
Lura Kay Siglin  
Lura Kay Siglin

State of Oregon  
County of Washington

This instrument was acknowledged before me on Aug 22, 2017 by Lura Kay Siglin.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 06/10/2019



**EXHIBIT "A"**  
Exceptions

**Subject to:**

The 2017-2018 Taxes: A lien not yet due or payable.

City liens, if any, of the City of Klamath Falls.