

2017-010758

Klamath County, Oregon



00210447201700107580030032

09/22/2017 09:53:51 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Justin Benedict

10541 Mill Creek Rd.

Walla Walla, WA. 99362

SEND TAX STATEMENTS TO:

Justin Benedict

10541 Mill Creek Rd.

Walla Walla, WA. 99362

STATUTORY WARRANTY DEED

M and C Land Holdings, LLC. A California Limited Liability Company, whose address is 5130 E. La Palma Ave # 110 Anaheim, CA, 92807, ("Grantor"), conveys and warrants to Justin Benedict, whose address is 10541 Mill Creek Rd. Walla Walla, WA. 99362, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Lake County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 1,125.00.

This property is free of liens and encumbrances, EXCEPT:

NONE

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, AND SECTIONS

2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 16TH day of SEPTEMBER, 2017.

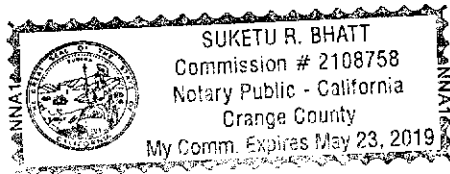
[Signature]
Grantor

STATE OF CALIFORNIA

COUNTY OF ORANGE

} ss.

The foregoing instrument was acknowledged before me on this 16 day of September 2017, by Mark Girk who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



[Signature]
Printed Name: Suketu R. Bhatt

Notary Public in and for the State of California

EXHIBIT A
Property Description

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

Parcel 1:

Lot 24 Block 17, Oregon Pines, according to the Official Plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

Tax Map No. R-3511-010D0-02700-000

Account No. R277658