



THIS SPACE RESERVED FOR

2017-012320  
Klamath County, Oregon  
10/26/2017 10:04:46 AM  
Fee: \$52.00

After recording return to:

LTH Properties, LLC, an Oregon limited liability  
company

626 S 7th St.

Klamath Falls, OR 97601

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

LTH Properties, LLC, an Oregon limited liability  
company

626 S 7th St.

Klamath Falls, OR 97601

File No. 194859AM

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### STATUTORY WARRANTY DEED

**Lois E. Gray,**

Grantor(s), hereby convey and warrant to

**LTH Properties, 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL  
DESCRIPTION.**

The true and actual consideration for this conveyance is **\$400,000.00.**

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 23rd day of Oct, 2017.

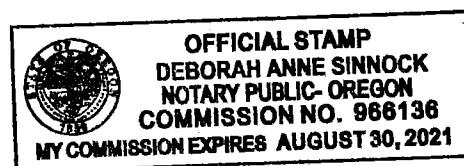
Lois E. Gray  
Lois E Gray

State of OR } ss  
County of KLAMATH

On this 23rd day of Oct, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lois E. Gray, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH CO  
Commission Expires: 8-30-21



## EXHIBIT "A"

194859AM

### Parcel 1A:

The W1/2 SE1/4 of Section 8, less the following described portion thereof, to-wit:

Commencing at the Northeasterly corner of NW1/4 SE1/4 of said Section 8, and running South along the East line of said NW1/4 SE1/4 a distance of 600 feet; thence Northwesterly in a straight line to a point on the North line of said NW1/4 SE1/4 which point is 720 feet West of the point of beginning; thence East along said line to the point of beginning; Also Lot 2, and the portions of NE1/4 SW1/4; Lot 1, and SE1/4 NW1/4 of said Section 8 lying Southwesterly, Southerly and Southeasterly of the following described line, to-wit:

Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeasterly corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said Northeast corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the Northeast corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE1/4 NW1/4 of said Section 8, which point is 840 feet North of the Southeast corner of said SE1/4 NW1/4 of Section 8;

All of the foregoing land lying in Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

And also the E1/2 NE1/4 and Government Lot 4, Section 17, Township 40 South, Range 9 East of the Willamette Meridian.

### Parcel 1B:

The SE1/4 SE1/4 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### Parcel 2:

The W1/2 NW1/4 Section 16, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### Parcel 3:

The SW1/4 SW1/4 Section 9, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.