

2017-012350

Klamath County, Oregon

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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10/26/2017 02:35:45 PM

Fee: \$42.00

Pine Cone LLC, an Oregon
Limited Liability Company

404 S. 4th Street
Klamath Falls, OR 97601

Grantor's Name and Address

Klamath Lodge No. 77 AF&AM

P.O. Box 876

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Klamath Lodge No. 77

P.O. Box 876

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Klamath Lodge No. 77

P.O. Box 876

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Pine Cone LLC, an Oregon Limited Liability Company

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Klamath Lodge No. 77 AF&AM

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A rectangular parcel 7 feet by 10 feet located in the most Southerly corner of Lot 3, Block 75, of KLAMATH ADDITION to the City of Klamath Falls, Oregon, the most Southerly corner of said parcel being coincident with the most Southerly corner of said Lot 3 and particularly described as beginning at the most Southerly corner of said Lot 3, thence North-easterly on the Northerly line of the alley 7 feet; thence Northwesterly parallel to Fourth Street 10 feet; thence at right angles Southwesterly 7 feet to the line between Lots 3 and 4 of said Block 75; thence South-easterly on said last mentioned line to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00. ^① However, the actual consideration consists of ~~which is the whole of the (indicate which consideration)~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on October 26, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____ by _____

This instrument was acknowledged before me on October 26, 2017

by Thomas J. Shaw

as Manager

of Pine Cone LLC, an Oregon Limited Liability Company

Cherice F Treasure

Notary Public for Oregon

My commission expires

5/24/2020

