



2017-014549
Klamath County, Oregon
12/22/2017 11:52:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joseph Bower Living Trust Dated 12/8/1993

PO Box 1510

Hayfork, CA 96041

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

Joseph Bower Living Trust Dated 12/8/1993

PO Box 1510

Hayfork, CA 96041

File No. 208168AM

STATUTORY WARRANTY DEED

Sherrills Properties LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Joseph Bower, Trustee of the Joseph Bower Living Trust Dated 12/8/1993,

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:

Parcel No. 1 of Land Partition 24-14 being a portion of Tract 43 of "Enterprise Tracts" situated in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, recorded February 27, 2015, Instrument No. 2015-001774, Klamath County Records.

The true and actual consideration for this conveyance is \$1,550,000.00.

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 20 day of Dec., 2017.

Sherrills Properties LLC, an Oregon Limited Liability Company

By: Janet Sherrill
Janet Sherrill, Member

State of Oregon } ss
County of Klamath }

On this 20 day of January, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Janet Sherrill, Member of Sherrills Properties LLC 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath County Oregon
Commission Expires: 1/9/2018

