



THIS SPACE RESERVED FOR

2018-001159
Klamath County, Oregon
01/30/2018 09:35:01 AM
Fee: \$52.00

After recording return to:

Ocean Cove LLC
2640 E Barnettt Rd, Suite E-431
Medford, OR 97504

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

Ocean Cove LLC
2640 E Barnettt Rd, Suite E-431
Medford, OR 97504

File No. 215488AM

STATUTORY WARRANTY DEED

Ruth Ann Srch, who acquired title as

Keith Allan Srch and Debra J. Srch, as Tenants by the Entirety and/Ruth Ann Glenn Srch, all with Rights of Survivorship,

Grantor(s), hereby convey and warrant to

Ocean Cove 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$220,000.00.

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 26 day of Jan 2018.

Keith Allan Srch
Keith Allan Srch

Debra J. Srch
Debra J. Srch

Ruth Ann Srch
Ruth Ann Srch

State of Oregon } ss
County of Klamath }

On this 26th day of JAN. 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Keith Allan Srch, Debra J. Srch and Ruth Ann Glenn Srch, 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 Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

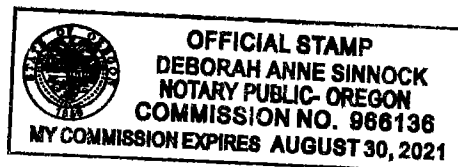


EXHIBIT "A"

215488AM

A portion of Tract 70, ENTERPRISE TRACTS, described as follows:

Beginning at a point on the Southerly right-of-way line of South Sixth Street, as the same is presently located and constructed, at its intersection with a line parallel with and 390.0 feet West of the East line of said Tract 70, said point being South 0° 03' 45" West a distance of 12.08 feet from the Northeasterly corner of tract conveyed to Marshall E. Cornett and Olive B. Cornett, husband and wife, by Deed Volume 111, page 399, Deed Records of Klamath County, Oregon, thence continuing South 0° 03' 45" West along the East line of last mentioned tract, a distance of 171.92 feet, more or less, to a point which is East 17.5 feet from the Northeast corner of tract conveyed to Richfield Oil Corporation by Deed Volume 139, page 65, Deed Records of Klamath County, Oregon; thence West along the North line of last mentioned tract a distance of 144.2 feet, to the West line of Cornett Tract described in Deed Volume 111, page 399, Deed Records of Klamath County, Oregon; thence North 0° 03' 45" East along said West line to the Southerly corner of tract conveyed to Safeway Stores, Inc. by Deed Volume 248, page 374, Deed Records of Klamath County, Oregon; thence North 34° 09' 30" East along the Southeasterly line of last mentioned tract, a distance of 122.5 feet to the Southerly right-of-way line of South Sixth Street; thence South 55° 50' 30" East along said right-of-way line, a distance of 92.07 feet, more or less, to the point of beginning.

LESS AND EXCEPTING the Easterly 17.5 feet thereof, heretofore conveyed to William V. Meade by Deed dated August 8, 1970, recorded August 17, 1970 in Volume M70, page 7161, Microfilm Records of Klamath County, Oregon.