



2018-001756

Klamath County, Oregon

02/14/2018 10:37:00 AM

Fee: \$57.00

THIS SPACE RESERVED FOR RE

After recording return to:

Brent Thomas

2730 Heritage Ct

Klamath Falls, OR 97603

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

Brent Thomas

2730 Heritage Ct

Klamath Falls, OR 97603

File No. 216305AM

STATUTORY WARRANTY DEED

Klamath Falls 2349, LLC, a Nevada limited liability company, as to an undivided 94.87% interest;
Margaret Louise Privett, as to an undivided 5.13% interest,

Grantor(s), hereby convey and warrant to

Brent Thomas,

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 2 of Land Partition 57-96 being Parcel 2 of Land Partition 30-93, in the SE1/4 SE1/4 and NE1/4 SE1/4 of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of TRACT 1441 SKY RIDGE ESTATES PHASE 1 and TRACT 1482 SKYRIDGE ESTATES PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$57,500.00.

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 9 day of February, 2018.

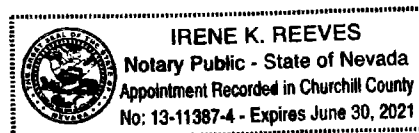
Klamath Falls 2349 LLC, a Nevada Limited Liability Company

By: Norma J. Achurra
Norma J. Achurra, Manager

State of Nevada } ss
County of Churchill }

On this 9th day of February, 2018, before me, Irene K Reeves a Notary Public in and for said state, personally appeared Norma J. Achurra, Manager of Klamath Falls 2349 LLC, a Nevada Limited Liability Company, 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.

Irene K Reeves
Notary Public for the State of Nevada
Residing at: Fallon, NV 2065 Rice Rd. 89406
Commission Expires: June 30, 2021



Dated this 9th day of February, 2018.

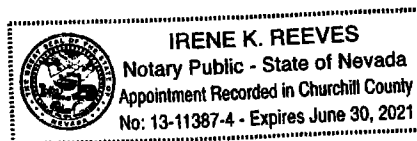
Klamath Falls 2349 LLC, a Nevada Limited Liability Company

By: Carmen Bell
Carmen Bell, Manager

State of Nevada } ss
County of Churchill }

On this 9th day of February, 2018, before me, Irene K. Reeves a Notary Public in and for said state, personally appeared Carmen Bell, Manager of Klamath Falls 2349 LLC, a Nevada Limited Liability Company 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.

Irene K. Reeves
Notary Public for the State of Nevada
Residing at: 2065 Rice Rd, Fallon, NV 89406
Commission Expires: June 30, 2021



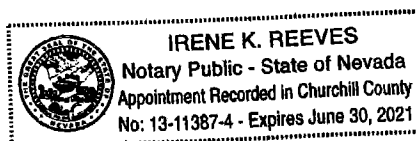
Klamath Falls 2349 LLC, a Nevada Limited Liability Company

By: William McCuskey
William McCuskey, Manager

State of Nevada } ss
County of Churchill }

On this 9th day of February, 2018, before me, Irene K. Reeves a Notary Public in and for said state, personally appeared William McCuskey, Manager of Klamath Falls 2349 LLC, a Nevada Limited Liability Company, 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.

Irene K. Reeves
Notary Public for the State of Nevada
Residing at: 2065 Rice Rd, Fallon, NV 89406
Commission Expires: June 30, 2021



Dated this 9th day of February, 2018.

Margaret Louise Privett
Margaret Louise Privett

State of NEVADA } ss
County of CHURCHILL }

On this 9th day of February, 2018, before me, Irene K Reeves a Notary Public in and for said state, personally appeared Margaret Louise Privett, 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.

Irene K Reeves
Notary Public for the State of Nevada
Residing at: Fallon, NV 2065 Rice Rd. 89406
Commission Expires: June 30, 2021

