

2018-002598

Klamath County, Oregon



00218439201800025980020027

03/09/2018 09:17:32 AM

Fee: \$47.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:
Bear Butte LLC
P.O. Box 1592
Prineville, OR 97754

After Recording, Return to:
Bear Butte LLC
P.O. Box 1592
Prineville, OR 97754

STATUTORY WARRANTY DEED

Thomas Caldwell and Patricia Caldwell, as joint tenants,

Grantors, hereby convey and warrant to

Bear Butte LLC, an Oregon Limited Liability Company,

Grantee, the following described real property in the County of Klamath and State of Oregon free of liens and encumbrances except as specifically set forth herein:

LOT EIGHT (8) BLOCK TWENTY FIVE (25), KLAMATH FALLS FOREST ESTATES HWY 66 UNIT, PLAT NO. 2 AS RECORDED IN KLAMATH COUNTY, OREGON.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: **R-3811-4A-004A0-01700-000.**

The true and actual consideration for this conveyance is: for valuable consideration.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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.

2-26-2018
DATED:

Thomas Caldwell
Thomas Caldwell

ACKNOWLEDGEMENT

State of Nevada
County of Elko

On 2-26-18 before me, Briann Drake
(insert name and title of the officer)

personally appeared Thomas Caldwell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Briann Drake (Seal)



2-26-2018
DATED:

Patricia Caldwell
Patricia Caldwell

ACKNOWLEDGEMENT

State of Nevada
County of Elko

On 2-26-18 before me, Briann Drake
(insert name and title of the officer)

personally appeared Patricia Caldwell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Briann Drake (Seal)

