

225438 Am

RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Order No.: 470318057417-KA
AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Klamath Falls Holdings, LLC, an Oregon Limited Liability Company
2870 Nansen Drive
Medford, OR 97501

2018-004199

Klamath County, Oregon

04/06/2018 01:52:00 PM

Fee: \$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pine Cone, LLC, an Oregon Limited Liability Company as to Parcels 1 and 2, Robert J. Shaw as to an undivided 29.80% interest, Kathy M. Halvorsen who acquired title as Kathleen Shaw Gonsowski, as to an undivided 33.97% interest, Thomas M. Shaw and Elisa A. Shaw Trustees of the TL Trust, Dated October 11, 2016 and their successor in Trust, as to an undivided 36.23% interest, as Tenants in common as to Parcel 3

, Grantor, conveys and warrants to Klamath Falls Holdings, LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE dollar AND NO/100 DOLLARS (\$1.00 and other valuable consideration). (See ORS 93.030).

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.



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/5/18

Pinecone, LLC, an Oregon Limited Liability Company as to Parcels 1 and 2

BY: [Signature]

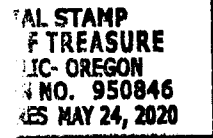
TL Trust, dated October 11, 2016, and their successor in Trust, as to an undivided 36.23% interest

BY: [Signature]

Thomas M. Shaw
Trustee

BY: [Signature]

Elisa A. Shaw
Trustee



Robert J. Shaw

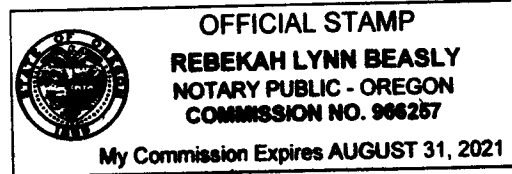
[Signature]
Kathy M. Halvorsen who acquired title as Kathleen Shaw Gonsowski

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 5, 2018 by Robert J. Shaw as Operating Manager of Pine Cone LLC

[Signature]
Notary Public - State of Oregon

My Commission Expires: August 31, 2021

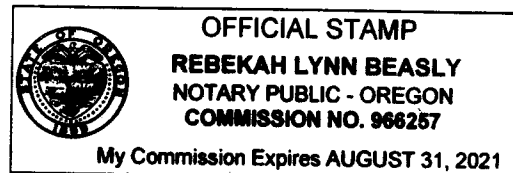


State of Oregon
County of Klamath

This instrument was acknowledged before me on April 5, 2018 by Robert J. Shaw as an individual

[Signature]
Notary Public - State of Oregon

My Commission Expires: August 31, 2021

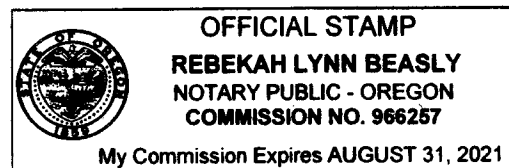


State of Oregon
County of Klamath

This instrument was acknowledged before me on April 5, 2018 by Kathy M. Halvorsen who acquired title as Kathleen Shaw Gonsowski

[Signature]
Notary Public - State of Oregon

My Commission Expires: August 31, 2021



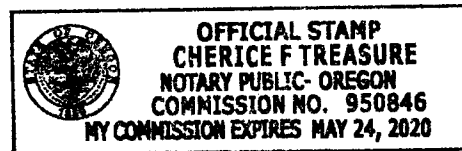
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ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 4, 2018 by Thomas M. Shaw as
Trustee of the TL Trust

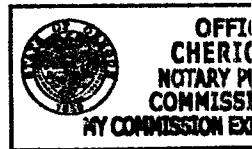
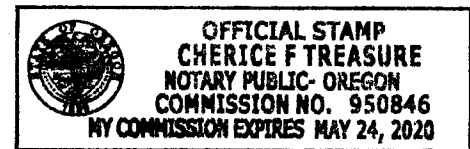
Cherice F. Treasure
Notary Public - State of Oregon
My Commission Expires: 5/24/2020



State of Oregon
County of Klamath

This instrument was acknowledged before me on April 4, 2018 by Elisa A. Shaw as Trustee
of the TL Trust

Cherice F. Treasure
Notary Public - State of Oregon
My Commission Expires: 5/24/2020



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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 7, 8 and 14, Tract 1430 – TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 10, Tract 1430 – TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the Southeasterly 16 feet thereof.

Parcel 3

Parcel 2 of Land Partition No. 62-04, Replat of Block 92 Klamath Addition to the City of Klamath Falls located in the Northeast 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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