

2018-004297

Klamath County, Oregon



00220382201800042970020027

04/10/2018 08:22:54 AM

Fee: \$47.00

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

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

STATUTORY WARRANTY DEED

Ian A. Wender,

Grantor, hereby conveys and warrants to

Bear Creek Valley 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 TWELVE (12) BLOCK FIFTY EIGHT (58), 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-3811-016DO-00900-000.**

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

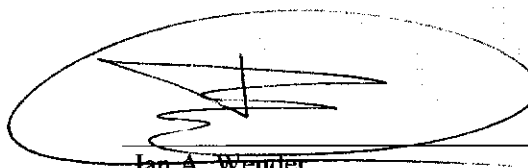
The above-described property is free of encumbrances except all those items of record, if any, as
of the date of this deed and those shown below, if any:

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.

3128118

DATED:



Ian A. Wender

ACKNOWLEDGEMENT

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 28th day of
March, 2018, by Ian Wender
(person).



NOTARY PUBLIC

Print Name: Tara Green

My Commission Expires:

7/27/18

