

2018-004321

Klamath County, Oregon



00220407201800043210030033

04/10/2018 09:54:11 AM

Fee: \$52.00

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

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

STATUTORY WARRANTY DEED

Kathleen A. Finnegan, Grantor, hereby conveys and warrants 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 TWELVE (12) BLOCK SIXTY ONE (61), 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- 3811-021B0-00300-000.**

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.

3/15/2018
DATED:

Kathleen A. Finnegan
Kathleen A. Finnegan

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

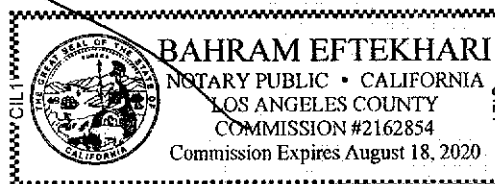
On 03/15/2018 before me, Bahram Eftekhari - Notary Public
(insert name and title of the officer)

personally appeared Kathlyn Ann Byrd, 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature] (Seal)



California All-Purpose
Acknowledgment
Form Attached

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

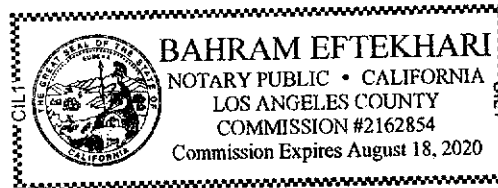
State of California

County of Los Angeles

On 03/15/2018, before me, Bahram Eftekhari - Notary Public personally appeared Kathleen A. Finnegan 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.

I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)

-----OPTIONAL INFORMATION-----

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
(Title of document)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual
- ☐ Corporate Officer
- ☐ Partner
- ☐ Attorney-In-Fact
- ☐ Trustee
- ☐ Other _____

Number of Pages 3 (Including Acknowledgment)

Document Date 03/15/2018

(Additional Information)