



THIS SPACE RESERVED FOR

2018-004772
Klamath County, Oregon
04/20/2018 10:20:01 AM
Fee: \$47.00

After recording return to:

DKSmith Properties LLC, a Washington Limited
Liability Company
6625 Willet Way
Klamath Falls, OR 97601

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

DKSmith Properties LLC, a Washington Limited
Liability Company
6625 Willet Way
Klamath Falls, OR 97601

File No. 228124AM

STATUTORY WARRANTY DEED

Timothy J. Nelson and Wallis J. Wellman, Jr. and William Dover, as Tenants in Common as to Parcel 1

William R. Dover and Timothy J. Nelson and Wallis J. Wellman, Jr., as Tenants in Common as to Parcel 2

Wallis J. Wellman and Timothy J. Nelson and William R. Dover, as Tenants in Common as to Parcel 3,

Grantor(s), hereby convey and warrant to

DKSmith Properties LLC, a Washington Limited Liability Company,

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 1

**Lot 883, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

PARCEL 2

**Lot 533, RUNNING Y RESORT, PHASE 5, a replat of Lots 278, 279 and 280 of RUNNING Y RESORT,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

PARCEL 3

**Lot 552 in RUNNING Y RESORT - PHASE 5, 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 \$10,000.00 *

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:

* Consideration breakdown per lot is as follows:

Lot #883 \$4,000.00

Lot #533 \$3,000.00

Lot #552 \$3,000.00

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 17th day of APRIL, 2018

Wallis J. Wellman Jr.
Wallis J. Wellman Jr.
Timothy J. Nelson
Timothy J. Nelson

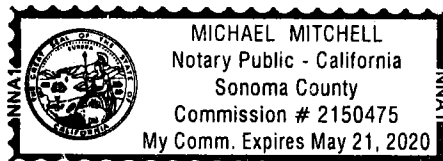
William R. Dover
William R. Dover

State of CALIFORNIA } ss
County of SONOMA }

On this 17th day of APRIL, 2018, before me, MICHAEL MITCHELL, NOTARY PUBLIC, a Notary Public in and for said state, personally appeared Wallis J. Wellman, Jr., 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.

*also known as Wallis J. Wellman

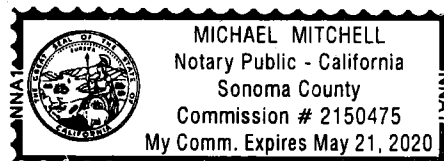
Notary Public for the State of CALIFORNIA
Residing at: 440 ADRIAN CT ROBERT PARK, CA 94928
Commission Expires: MAY 21, 2020



State of CALIFORNIA } ss
County of SONOMA }

On this 17th day of APRIL, 2018, before me, MICHAEL MITCHELL, NOTARY PUBLIC, a Notary Public in and for said state, personally appeared William R. Dover, 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.

Notary Public for the State of CALIFORNIA
Residing at: 440 ADRIAN CT ROBERT PARK, CA 94928
Commission Expires: MAY 21, 2020



State of CALIFORNIA } ss
County of SONOMA }

On this 17th day of APRIL, 2018, before me, MICHAEL MITCHELL, NOTARY PUBLIC, a Notary Public in and for said state, personally appeared Timothy J. Nelson, 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.

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