

2018-006459

Klamath County, Oregon



00222953201800064590040040

05/29/2018 08:57:22 AM

Fee: \$57.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:
Bear Creek Valley LLC
P.O. 470443
San Francisco, CA 94147

After Recording, Return to:
Bear Creek Valley LLC
P.O. Box 470443
San Francisco, CA 94147

STATUTORY WARRANTY DEED

James O. Rice and Lynnette G. Rice Revocable Trust, and Shawn Patrick Mehaffey,

Grantors, 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:

Lots 33 and 34, Block 33, Klamath Falls Forest Estates, Hwy 66 Unit, PLAT No. 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(Lots 33 and 34, Mina Bird Drive, Bonanza OR 97623)

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED
HERE: R-3811-004D0-01700 AND R-3811-004D0-01800.

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.

DATED: May 10, 2018

Lynnette G. Rice

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 SAN DIEGO

On MAY 10, 2018 before me, FRED MAJORS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Lynnette G. Rice, 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)



May 10-18
DATED:

James O Rice
James O. Rice

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 SAN DIEGO

On MAY 10, 2018 before me, FRED MAJORS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared James O. Rice, 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.

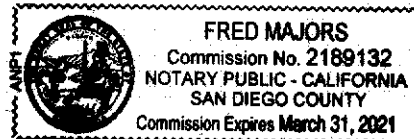
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



May 14, 2018
DATED:

Shawn Patrick Mehaffey
Shawn Patrick Mehaffey

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 Contra Costa

On 05/14/2018 before me, Ahsan Ur Rahman, notary public,
(insert name and title of the officer)

personally appeared Shawn Patrick Mehaffey, 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  (Seal)

