



2018-007178

Klamath County, Oregon

06/14/2018 09:10:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maynard Loving Trust

5244 Glen Ellen Drive

Eugene, OR 97402

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

Maynard Loving Trust

5244 Glen Ellen Drive

Eugene, OR 97402

File No. 239318AM

STATUTORY WARRANTY DEED

JH Rocker, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Mary Lou Maynard, Trustee or her successors in Trust under the Maynard Loving Trust Dated October 18, 1993, and any amendments Thereto,

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:

Commencing at the one quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian; running thence North 0°32' East a distance of 881.76 feet; and thence South 89°15' East a distance of 839.0 feet to the true point of beginning; thence East a distance of 169.2 feet; thence North a distance of 125.0 feet; thence West a distance of 169.0 feet; thence South a distance of 125.0 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-036DC-02100-000

R-2408-036DC-02100-000

The true and actual consideration for this conveyance is \$74,000.00.

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:

Return to:



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 12 day of June, 2018.

JH Rocker, LLC

Howard D Miltenberger
Howard D Miltenberger, Member

Judy L. Roek
Judy L Roek, Member

State of Oregon } ss
County of Deschutes }

On this 12th day of June, 2018, before me, Edith Kay Aldridge a Notary Public in and for said state, personally appeared Howard D Miltenberger and Judy L Roek known or identified to me to be the Managing Member in the Limited Liability Company known as JH Rocker, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edith Kay Aldridge
Notary Public for the State of Oregon
Residing at: La Pine, OR
Commission Expires: January 7, 2022

