



THIS SPACE RESERVED FOR

2018-008407

Klamath County, Oregon

07/16/2018 09:33:00 AM

Fee: \$87.00

After recording return to:

Robert T MacDonald

69860 Walker Road

Rainier, OR 97048

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

Robert T MacDonald

69860 Walker Road

Rainier, OR 97048

File No. 247279AM

STATUTORY WARRANTY DEED

El Presidente I-Salem LLC,

Grantor(s), hereby convey and warrant to

Robert T MacDonald,

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:

The South 1/2 of Lot 15, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

PARCEL 2:

The North 415 feet of Lot 15, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

PARCEL 3:

The South 1/2 of Lot 16, Block 18, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 1,000 feet.

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

R-3313-01300-03900-000

R-3313-01300-04000-000

R-3313-01300-04100-000

The true and actual consideration for this conveyance is \$5,000.00.

AmeriTitle 247279 AM

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 this 6 day of July, 2018

El Presidente I-Salem LLC

By: M. Heather McDaniel
M. Heather McDaniel, Member

State of OR } ss
County of Linn }

On this 6 day of July, 2018, before me, Leesa Dawn Johnson a Notary Public in and for said state, personally appeared El Presidente I-Salem LLC, by M. Heather McDaniel, Member, 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.

Leesa Dawn Johnson
Notary Public for the State of OR
Residing at: Lebanon, OR
Commission Expires: 12-1-2018

