

2018-009892

Klamath County, Oregon



00227237201800098920020022

08/21/2018 03:27:16 PM

Fee: \$87.00

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Running Y Ranch Development, LLC 5500 Running Y Road Klamath Falls, OR 97601
---	--

Grantor

CLV Properties, LLC  
5500 Running Y Road  
Klamath Falls, OR 97601

Grantee

Running Y Ranch Development, LLC  
5500 Running Y Road  
Klamath Falls, OR 97601

**STATUTORY WARRANTY DEED**

CLV Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Running Y Ranch Development, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 1: Parcel 1 of unsurveyed land partition 39-17, Klamath County, Oregon.

Parcel 2: Parcel 2 and Parcel 3 of unsurveyed land partition 40-17, Klamath County, Oregon.

**SUBJECT TO AND EXCEPTING:** All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record; taxes and assessments.


The true and actual consideration for this transfer is capital contribution.

**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 14 day of August, 2018.

CLV PROPERTIES, LLC

By   
William D. Lynch, Manager

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     )  
  ) ss.  
County of San Diego     )

On August 14, 2018 before me, Samantha Ann Johansen, Notary Public, personally appeared William D. Lynch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person 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.

(SEAL)

  
\_\_\_\_\_  
Notary Public

