



THIS SPACE RESERVED FOR

2018-009957

Klamath County, Oregon

08/22/2018 03:41:01 PM

Fee: \$92.00

After recording return to:

JEET, LLC, an Oregon Limited Liability Company

3107 Cortez Ave.

Klamath Falls, OR 97601

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

JEET, LLC, an Oregon Limited Liability Company

3107 Cortez Ave.

Klamath Falls, OR 97601

File No. 238837AM

STATUTORY WARRANTY DEED

Klamath County School District, which acquired title as, School Dist. No. 31, also known as School District Number Thirty-one (31),

Grantor(s), hereby convey and warrant to

JEET, LLC, an Oregon 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$30,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

92-4411

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 17 day of August, 2018.

Klamath County School District

By: Glen Szymoniak
Glen Szymoniak, Superintendent

State of Oregon}ss.
County of Klamath}

On this 17 day of August, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Glen Szymoniak known to me to be the Superintendent of the Klamath County School District, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

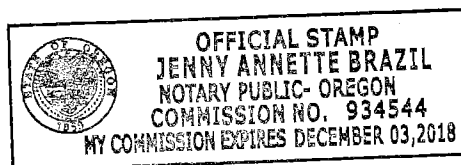


EXHIBIT 'A'

All the following bounded and described real property, situated in the County of Klamath and State of Oregon: Beginning 349 feet South and 30 feet West of the quarter Section corner between Sections 14 and 15, Township 39 South, Range 9 East, Willamette Meridian, thence West 165 feet; thence South 528 feet; thence East 165 feet; thence North 528 feet to place of beginning.

AND the following described parcel of real estate, situate in County of Klamath, State of Oregon, to-wit: Beginning at a point 349 feet South and 195 feet West of the quarter Section corner between Sections 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence West 165 feet; thence South 528 feet; thence East 165 feet; thence North 528 feet to the place of beginning.

EXCEPTING THEREFROM the following described premises in Klamath County, Oregon, to-wit: Commencing at the one-quarter corner common to Sections 14 and 15, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South 0°06' West along the East boundary of Section 15, a distance of 898.60 feet; thence North 89°54' West, 30.00 feet to the Northeast corner of that property described in Volume 223, page 319, of the Deed Records of Klamath County, Oregon, for the true point of beginning; thence North 89°31' West along the North boundary of said tract, 330.00 feet; thence North 0°06' East, parallel to the East boundary of Section 15, a distance of 528.00 feet; said point being the Northeast corner of a tract of land described in Volume 148, page 493 of the Deed Records of Klamath County, Oregon; thence South 89°31' East, 70.00 feet; thence South 0°06' West 468.00 feet; thence South 89°31' East, 260.00 feet to the West boundary of Summers Lane; thence South 0°06' West along said boundary, 60.00 feet to the true point of beginning. The basis of bearings for this description is the subdivision plat of Elmwood Park.