



THIS SPACE RESERVED FOR

2018-010510

Klamath County, Oregon

08/30/2018 09:13:01 AM

Fee: \$87.00

After recording return to:

Michael J Marino

PO BOX 2

Crescent, OR 97733

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

Michael J Marino

PO BOX 2

Crescent, OR 97733

File No. 224369AM

STATUTORY WARRANTY DEED

JH Rocker, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Michael J Marino,

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:

A tract of land located in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point whence the S1/4 corner of said Section 36 bears South 59° 11' 53" West, 1194.19 feet; thence North 00° 32' 00" East, 257.00 feet; thence South 89° 21' 15" East, 250.72 feet to a point on the Westerly right of way line of the Dalles-California highway No. 97; thence Southerly along said right of way line on a 01° 58' spiral curve left, 153.12 feet; thence Southerly along a 00° 58' circular curve left, 126.45 feet; thence North 89° 21' 15" West 139.30 feet to the point of beginning.

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

R-2408-036DC-02400-000

The true and actual consideration for this conveyance is \$125,000.00.

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.



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 29th day of August, 2018.

Howard D Miltenberger
Howard D Miltenberger, Member

Judy L Roek
Judy L Roek, Member

State of Oregon} ss
County of Deschutes }

On this 29th day of August, 2018, before me, Ricci L Nichols 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.

Ricci L Nichols
Notary Public for the State of Oregon
Residing at: Sunrise Dr 9701
Commission Expires: Feb 04, 2020

