



THIS SPACE RESERVED FOR

2018-012491

Klamath County, Oregon

10/11/2018 03:44:00 PM

Fee: \$87.00

After recording return to:

Susan K Arnold and Kathleen Garrett

2746 Bisbee St

Klamath Falls, OR 97603

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

Susan K Arnold and Kathleen Garrett

2746 Bisbee St

Klamath Falls, OR 97603

File No. 258338AM

STATUTORY WARRANTY DEED

Pelican Bluff, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Susan K Arnold and Kathleen Garrett, not as Tenants in Common but with Rights of Survivorship,

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:

The North 60 feet of Lot 18, Block 3, Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except the west 144.15 feet thereof. Also excepting therefrom the East 5 feet thereof as conveyed to Klamath County by Deed recorded October 21, 1963 in Blook 348, page 589, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$120,000.00.

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.

87

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 9 day of October, 2018.

Pelican Bluff LLC, an Oregon Limited Liability Company

By: _____

Todd Goebel, Managing Member

State of Oregon} ss
County of Klamath}

On this 9 day of October, 2018, before me, Melissa R Strom a Notary Public in and for said state, personally appeared Todd Goebel known or identified to me to be the Managing Member in the Limited Liability Company known as Pelican Bluff, 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.

Melissa R Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

