



THIS SPACE RESERVED FOR R

2018-013319

Klamath County, Oregon

10/31/2018 11:57:01 AM

Fee: \$87.00

After recording return to:

Jake D. Weems and Austyn H. Weems

1320 Shadow Ln

Klamath Falls, OR 97601

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

Jake D. Weems and Austyn H. Weems

1320 Shadow Ln

Klamath Falls, OR 97601

File No. 262218AM

### STATUTORY WARRANTY DEED

**Klamath Cascade Group, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Jake D. Weems and Austyn H. Weems, as Tenants by the Entirety,**

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 2 and Parcel 3 of "Land Partition 12-07"; situated in the E1/2 NE1/4 of Section 33, the SE1/4 SW1/4 and the S1/2 SE1/4 of section 27, and the N1/2 of Section 34, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said Parcels being more particularly described as follows:**

#### PARCEL 2

Commencing at the East 1/4 corner of said Section 34; thence along the East Section line of said Section 34 North 00°13'19" West, 2180.18 feet, more or less, to the true point of beginning of said Parcel 2; thence continuing along the East Section line of said Section 34, North 00°13'19" West, 462.12 feet, more or less, to the section corner common to Sections 26, 27, 34, 35, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence along the east section line of said Section 27, North 00°19'55" East, 1320.31 feet, more or less, to the South 1/16th corner of said Section 27; thence South 89°54'10" East, 3941.05 feet, more or less, to the South-West 1/16th corner of said Section 27; thence South 00°10'35" West, 1321.26 feet, more or less, to the West 1/16th corner of said Section 27; thence South 00°05'05" East, 1324.54 feet, more or less, to the North-West 1/16th corner of said Section 34; thence North 64°57'52" East, 2028.53 feet, more or less; thence South 89°52'33" East, 2100.20 feet, more or less, to the point of beginning.

#### PARCEL 3

Beginning at the E1/4 corner of said Section 34; thence along the east section line of said section 34 North 00°13'19" West, 2180.18 feet, more or less; thence North 89°52'33" West, 2100.20 feet, more or less; thence South 64°57'52" West, 2028.53 feet, more or less, to the North-West 1/16th corner of said Section 34; thence South 00°05'05" East, 1324.54 feet, more or less, to the Center-West 1/16th corner of said Section 34; thence South 89°58'29" East, 3945.70 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$100,000.00.

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:

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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 29 day of October, 2018

Klamath Cascade Group LLC, an Oregon Limited Liability Company

By: Robert Stewart

Robert Stewart, member

State of Oregon} ss  
County of Klamath}

On this 29 day of October, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Robert Stewart known or identified to me to be the Managing Member in the Limited Liability Company known as Klamath Cascade Group 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

