

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850  
Portland, OR 97232

2018-013490

Klamath County, Oregon

11/05/2018 01:20:01 PM

Fee: \$92.00

**GRANTOR'S NAME:**

Ash Creek Holdings, LLC an Oregon Limited Liability Company

**GRANTEE'S NAME:**

DDD Rentals, LLC an Oregon Limited Liability Company

**AFTER RECORDING RETURN TO:**

Order No.: 472518004571-CC

Dominic DeBernadi

DDD Rentals, LLC an Oregon Limited Liability Company

9980 SW Jordan Rd.

Culver, OR 97734

**SEND TAX STATEMENTS TO:**

DDD Rentals, LLC an Oregon Limited Liability Company

9980 SW Jordan Rd.

Culver, OR 97734

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Ash Creek Holdings, LLC an Oregon Limited Liability Company, Grantor, conveys and warrants to DDD Rentals, LLC an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached, Exhibit A

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

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.

CHICAGO TITLE 472518004571-55 / Ameri-Title 258747AM

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/30/18

Ash Creek Holdings, LLC an Oregon Limited Liability Company

BY: [Signature]  
Blake Michael Wehling  
Member

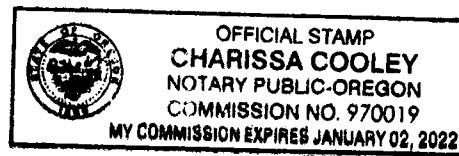
BY: [Signature]  
Casey Stephens  
Member

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on 10/30/2018 by Blake Michael Wehling and Casey Stephens as Members of Ash Creek Holdings, LLC an Oregon Limited Liability Company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1/2/22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot B in Block 45, Supplemental Plat of Lots 1, 2, 7 and 8 in Block 45 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.