#### **RECORDING REQUESTED BY:**



650 NE Holladay Street, Ste 850 Portland, OR 97232

#### **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

2018-013490

11/05/2018 01:20:01 PM

Fee: \$92.00

Klamath County, Oregon

### 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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have execute	d this document on the date(s) set forth below.
Dated:	
Ash Creek Holdings, LLC an Oregon Limited Liability Con	mpany
BY: Blake Michael Wehling Member	
BY: Stanbard	
Casey Stephens Member	
State of OREGON	
County of MULTNOMAH	
This instrument was acknowledged before me onCasey Stephens as Members of Ash Creek Holdings, LL	by Blake Michael Wehling and C an Oregon Limited Liability Company.
Notary Public - State of Oregon	OFFICIAL STAMP CHARISSA COOLEY
My Commission Expires: $\sqrt{\gamma \gamma}$	NOTARY PUBLIC-OREGON COMMISSION NO. 970019 MY COMMISSION EXPIRES JANUARY 02, 2022

File No.: 258747AM

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## 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.

