

AFTER RECORDING, RETURN TO:

**Jill A. Ryan**

**69877 Papaya Lane**

**Cathedral City, CA. 92234**

SEND TAX STATEMENTS TO:

**Jill A. Ryan**

**69877 Papaya Lane**

**Cathedral City, CA. 92234**

**2018-013584**

**Klamath County, Oregon**



00231598201800135840030031

11/07/2018 12:19:38 PM

Fee: \$92.00

## **STATUTORY WARRANTY DEED**

RPS Land, LLC. A Delaware Limited Liability Company, whose address is 1745 N. Brigantine Ln. Orange, CA, 92867, ("Grantor"), conveys and warrants to Jill A. Ryan whose address is 69877 Papaya Lane. Cathedral City, CA. 92234, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$ 1032.00.

This property is free of liens and encumbrances, EXCEPT:

**NONE**

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, AND SECTIONS

2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2<sup>nd</sup> day of November, 2018.



Grantor

STATE OF CALIFORNIA

COUNTY OF Orange

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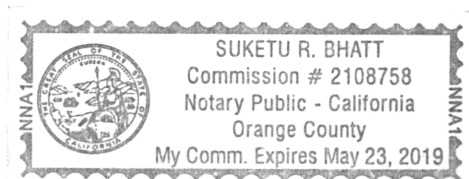
ss.

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of November, 2018, by Mark Girk who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Printed Name: Suketu R. Bhatt

Notary Public in and for the State of California



**EXHIBIT A**  
Property Description

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

**Parcel 1:**

- ✓ Lot 3, Block 23 of Oregon Pines as the same is shown on Plat filed June 30, 1969, according to the Official Records on file in the Office of the County Clerk's Office of said Klamath County, Oregon

Tax Map No. R 3511-014A0-06100-000

Account No. R281304