



THIS SPACE RESERVED FOR

2018-014078

Klamath County, Oregon

11/20/2018 09:35:01 AM

Fee: \$87.00

After recording return to:

Nicole A. Reed

5222 Burgdorf Road

Bonanza, OR 97623

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

Nicole A. Reed

5222 Burgdorf Road

Bonanza, OR 97623

File No. 266953AM

STATUTORY WARRANTY DEED

Iridium Land Company LLC, an Alaska Limited Liability Company

Grantor(s), hereby convey and warrant to

Nicole A. Reed,

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:

A tract of land situated in the N1/2 NE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/4 corner of said Section 19; thence South 00 degrees 14' 04" West 1326.94 feet to the Southwest corner of the NW1/4 NE1/4 of said Section 19; thence North 89 degrees 47' 39" East 1,327.44 feet to the Southeast corner of the NW1/4 NE1/4 of said Section 19; thence North 50 degrees 13' 50" East 289.93 feet to the Southwesterly right of way line of the County Road; thence following said line, Northwesterly along the arc of a curve to the right (central angle = 30 degrees 54' 45" and radius = 670 feet) 361.29 feet; thence North 10 degrees 07' 20" West 623.01 feet; thence Northerly along the arc of a curve to the right (central angle = 09 degrees 01' 22" and radius = 1,310 feet) 206.30 feet to the North line of said Section 19; thence South 89 degrees 49' 58" West along the North line of said Section 19, 1,261.18 feet to the point of beginning.

The true and actual consideration for this conveyance is \$290,000.00.

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:

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 16th day of November, 2018

Iridium Land Company LLC

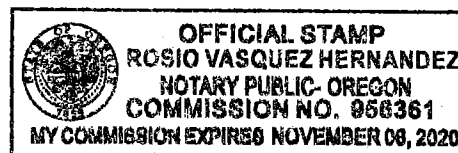
By: Cheryl D. Riggs
Cheryl Riggs, Member

State of Oregon } ss
County of Klamath }

On this 16 day of November, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Iridium Land Company LLC, An Alaska Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: Nov 06, 2020



* Cheryl Riggs, Member of