



THIS SPACE RESERVED FOR F

2019-000098

Klamath County, Oregon

01/04/2019 09:14:01 AM

Fee: \$87.00

After recording return to:

JKH Investments LLC, an Oregon Limited Liability
Company

1328 Carlson Dr

Klamath Falls, OR 97603

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

JKH Investments LLC, an Oregon Limited Liability
Company

1328 Carlson Dr

Klamath Falls, OR 97603

File No. 272969AM

STATUTORY WARRANTY DEED

Timothy L. Clemens,

Grantor(s), hereby convey and warrant to

JKH Investments LLC, an Oregon Limited Liability Company,

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:

**Portion of Tract 32, ENTERPRISE TRACTS, Klamath County, Oregon, particularly described in
instrument recorded in Volume 256, page 96, Deed Records of Klamath County, Oregon, as follows:**


**Beginning at a point on the South line of a parcel of land deeded as "Parcel Three" in a deed from the
Enterprise Land and Investment Company to Klamath County, Oregon, for road purposes, and described
in Klamath County Deed Records, Volume 229, page 300, which point is North 89°54' East 1366.6 feet;
thence South 0°06' East, 73.0 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East
of the Willamette Meridian, Klamath County, Oregon, and which point of beginning is on the present
Southerly right of way line of Shasta Way; thence North 89°54' East, along the Southerly line of said
"Parcel Three", or along the present Southerly right of way line of Shasta Way a distance of 50.0 feet;
thence South 0°06' East, 150.0 feet; thence South 89°54' West, 110.5 feet, more or less, to a point on the
Southeasterly line of a parcel of land deeded as "Parcel One" in the above mentioned deed in Volume 229,
page 300, of Klamath County Deed Records; thence North 30°38 1/2' East, along the Southeasterly line of
said "Parcel One", a distance of 69.9 feet; thence continuing along said Southeasterly line of said "Parcel
One", to the left along the arc of a circle, the radius of which is 175.9 feet and the long chord of which bears
North 15°16' East, 96.68 feet, more or less, to the point of beginning, being a portion of Tract 32, Enterprise
Tracts, in Klamath County, Oregon, and lying in the Northeast quarter of Northwest quarter of Section 3,
Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$120,000.00.

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 2nd day of January, 2019.

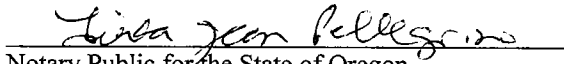

Timothy L. Clemens

State of Oregon } ss
County of Klamath }

On this 2nd day of January, 2019, before me,

Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Timothy L. Clemens, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

