

RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 101  
Roseburg, OR 97471

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0165933-LMG  
Richard Nelson  
Sand Creek Holdings, LLC  
PO Box 21733  
Eugene, OR 97402

**SEND TAX STATEMENTS TO:**

Sand Creek Holdings, LLC  
PO Box 21733  
Eugene, OR 97402

APN: R79382  
Map: R-3107-02400-00300-000  
71810 Highway 97 N, Chiloquin, OR 97624

**2019-001495**

**Klamath County, Oregon**

02/15/2019 03:59:01 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Jeffrey Browns and Cynthia Browns, as tenants by the entirety, Grantor,**

conveys and warrants to

**Sand Creek Holdings, 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:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

All of that portion of said NE 1/4 NW 1/4 lying Westerly of the Westerly right of way line of the U.S. Highway No. 97 and North of the centerline of Sand Creek.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS **(\$300,000.00)**. (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**

# STATUTORY WARRANTY DEED

(continued)

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

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

Dated: Feb 15, 2019

Jeffrey Browns  
Jeffrey Browns

Cynthia Browns  
Cynthia Browns

State of OR  
County of Clatsop

This instrument was acknowledged before me on 15<sup>th</sup> day of February, 2019, by Jeffrey Browns and Cynthia Browns.

Kathleen Ann Larew  
Notary Public - State of Oregon

My Commission Expires: 8-30-22

