

Amver title 280737 AM

2019-001672

Klamath County, Oregon

02/22/2019 11:30:00 AM

Fee: \$87.00

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.:5513007535
APN:

WHEN RECORDED MAIL TO

Ash LLC
1919 Worden Avenue
Klamath Falls, OR 97601

MAIL TAX STATEMENT TO

Ash LLC
1919 Worden Avenue
Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

PETERSEN JBR

James B. ~~Peterson~~, Grantor, conveys and warrants to Ash LLC, an Oregon Limited Liability Company, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lot 3 in Block 10 of FAIRVIEW ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

City liens, if any, of the City of Klamath Falls

The true and actual consideration paid for this transfer, stated in terms of dollars is \$64,600.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 21ST day of February, 2019.

James B. Peterson
James B. Peterson PETERSEN JR

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on this 21ST day of February, 2019 by James B. Peterson: PETERSEN JR

Jo Ann Rue Siebecke
Notary Public for Oregon
My Commission Expires: 6-12-21

