



THIS SPACE RESERVED FOR

**2019-001759**

**Klamath County, Oregon**

**02/26/2019 10:32:01 AM**

**Fee: \$87.00**

After recording return to:

Micheal Koerschgen

39299 Crawfordsville Dr.

Sweet Home, OR 97386

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

Micheal Koerschgen

39299 Crawfordsville Dr.

Sweet Home, OR 97386

File No. 281233AM

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### STATUTORY WARRANTY DEED

**PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership,**

Grantor(s), hereby convey and warrant to

**Micheal Koerschgen,**

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:

**Lots 83 in TRACT 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

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 20<sup>th</sup> day of February, 2019.

PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership

By: 

Ender Ilkay, President

State of British Columbia ss.

County of Vancouver }

On this 20 day of February, 2019, before me, Kieran Morris <sup>Lawyer</sup> a ~~Notary Public~~ in and for said state, personally appeared Ender Ilkay known or identified to me to be the partner(s) of the PR Klamath Oregon Limited Partnership, a Nevada Limited Partnership ~~Partnership~~ that executed the foregoing instrument, and acknowledged to me that he/she/they he executed the same in said Partnership name.

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



<sup>Lawyer</sup> Notary Public for the State of British Columbia

Residing at: Vancouver, BC

Commission Expires: December 31, 2019



**MORRIS LAW**  
Kieran S. Morris  
Barrister & Solicitor  
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Vancouver, BC V6C 0A6  
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