

Amer. Title 283840-AM

2019-002179

Klamath County, Oregon

03/11/2019 10:05:01 AM

Fee: \$92.00

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.: 5513007590

APN:

WHEN RECORDED MAIL TO

Ash, LLC
1919 Worden Ave
Klamath Falls, OR 97601

MAIL TAX STATEMENT TO

Ash, LLC
1919 Worden Ave
Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

George Michael Colville and Linda Marie Colville, 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:

See "Exhibit A" attached hereto and made a part hereof.

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

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$80,000.00.

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.

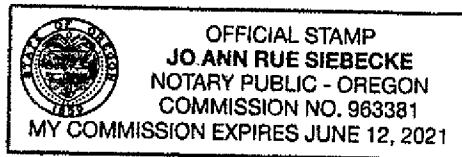
Dated this 7 day of March, 2019.

George Michael Colville
George Michael Colville

Linda Marie Colville
Linda Marie Colville

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on this 7th day of March, 2019 by George Michael Colville and Linda Marie Colville.



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

EXHIBIT A

LEGAL DESCRIPTION

A portion of Lots 11 and 12, Block 3, ALTAMONT ACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 75 feet East of the Southwest corner of Lot 11, Block 3, ALTAMONT ACRES; thence East along the South line of said Lot 11, 75 feet; thence North and at right angles to said South line of Lot 11, 271.6 feet to the North line of Lot 12 in Block 3, ALTAMONT ACRES; thence West along the North line of Lot 12 in

Block 3, ALTAMONT ACRES, a distance of 75 feet; thence South 217.6 feet to the place of beginning. EXCEPTING THEREFROM the South 5 feet thereof deeded to Klamath County for road purposes by deed book 329 at page 589, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes in deed recorded July 11, 2001 in Microfilm No. M01-33658.

Exceptions:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights, including the terms and provisions thereof,

Dated: December 28, 1993

Recorded: December 28, 1994

Volume: M94, page 3042

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

The provisions contained in Warranty Deed,

Recorded: November 13, 1925,

Volume: 67, page 603