

08/073

2019-002317

Klamath County, Oregon

03/13/2019 03:20:04 PM

Fee: \$97.00

**After recording, return to:**

Arthur J. Clark  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

**Until a change is requested,  
mail all tax statements to:**

Fremont Millwork Co.  
2949 Onyx Avenue  
Klamath Falls, OR 97603

Tax Account Nos. R542452, R542470, R899094 and R542791  
Map & Tax Lot Nos. R-3909-010BB-01500-000, R-3909-010BC-00100-000, R-3909-010BC-00100-A01 and R-3909-010BC-00200-000

### **SPECIAL WARRANTY DEED**

Landrum Joint Venture LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Fremont Millwork Co., an Oregon corporation, Grantee, the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances created or suffered by the Grantor except as specifically set forth herein.

The true consideration for this conveyance is \$174,000.

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.

07.

DATED: March 11, 2019.

LANDRUM JOINT VENTURE LLC, an Oregon  
limited liability company

By: \_\_\_\_\_  
Paul Landrum, Member

By: *[Signature]*  
Kenneth H. Landrum, Member

STATE OF ARIZONA       )  
                                      ) ss.  
COUNTY OF \_\_\_\_\_)

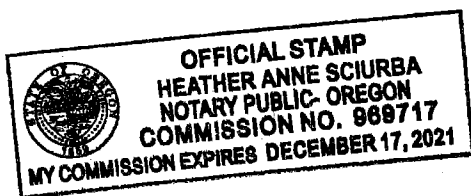
This instrument was acknowledged before me on March 11, 2019, by Paul Landrum,  
Member of Landrum Joint Venture LLC.

\_\_\_\_\_  
Notary Public for Arizona  
My commission expires: \_\_\_\_\_

STATE OF OREGON       )  
                                      ) ss.  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on March 11, 2019, by Kenneth H.  
Landrum, Member of Landrum Joint Venture LLC.

*[Signature]*  
Notary Public for Oregon  
My commission expires: Dec 17, 2021



DATED: March 11, 2019.

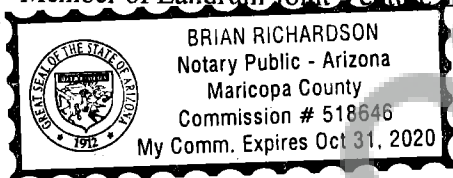
LANDRUM JOINT VENTURE LLC, an Oregon  
limited liability company

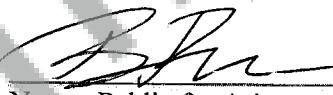
By:   
Paul Landrum, Member

By: \_\_\_\_\_  
Kenneth H. Landrum, Member

STATE OF ARIZONA     )  
                                  ) ss.  
COUNTY OF Maricopa     )

This instrument was acknowledged before me on March 11, 2019, by Paul Landrum,  
Member of Landrum Joint Venture LLC.



  
Notary Public for Arizona  
My commission expires: 10.31.20

STATE OF OREGON     )  
                                  ) ss.  
COUNTY OF KLAMATH     )

This instrument was acknowledged before me on March 11, 2019, by Kenneth H.  
Landrum, Member of Landrum Joint Venture LLC.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

Lot 7, Block 1, TRACT 1183, FREMONT PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. ✓

#### PARCEL 2:

Lot 7, Block 2, Tract 1183, FREMONT PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. ✓

#### PARCEL 3:

A parcel of land lying in the SW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a casing nail set in a crosstie of the Westerly Great Northern Railway Company tracks, said nail having been set in August 1955, by Frank Z. Howard to mark the Southeast corner of the NW1/4 of the NW1/4 of said Section 10; thence North 89°15'30" West 30 feet and South 0°10' East 30 feet to an iron pin on the East line of Lot 1, Block 4, THIRD ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence North 89°35'30" West along the South line of Onyx Street a distance of 300.0 feet to an iron pin; thence South 0°07' East along the East line of Lot 7, Block 2 of Fremont Park, Tract 1183, a distance of 174.93 feet to the Southeast corner thereof; thence South 89°30' East a distance of 300.0 feet to an iron pin on the East line of Lot 2, Block 4, Third Addition to Altamont Acres; thence North 0°07' West along the East lines of Lot 2 and Lot 1, Block 4 of said subdivision a distance of 175.4 feet to the point of beginning. Said description encompasses Lot 1 and the North 40 feet of Lot 2, Block 4, Third Addition to Altamont Acres, LESS the North 10 feet of said Lot 1 lying within the right of way of Onyx Street. ✓