



THIS SPACE RESERVED FOR

**2019-004096**

**Klamath County, Oregon**

**04/17/2019 11:15:01 AM**

**Fee: \$92.00**

After recording return to:

Nicholas Perry Staub and Alexandria Noel Staub

2660 NE Hwy 20 Ste 610-556

Bend, OR 97701

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

Nicholas Perry Staub and Alexandria Noel Staub

2660 NE Hwy 20 Ste 610-556

Bend, OR 97701

File No. 282690AM

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**STATUTORY WARRANTY DEED**

**Klamath Cascade Group, LLC, an Oregon Limited Liability Company ,**

Grantor(s), hereby convey and warrant to

**Nicholas Perry Staub and Alexandria Noel Staub, as Tenants by the Entirety,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$125,000.00.

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:

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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 17<sup>th</sup> day of April, 2019.

Klamath Cascade Group, LLC, an ~~Oregon Limited Liability Corporation~~ Oregon Limited Liability Company *ju*

By: Jane Paulsen Member

Jane Paulsen, Member

State of Oregon} ss  
County of Klamath}

On this 17 day of April *ju*, 2019, before me, Lisa Legget-Weatherby, Notary Public in and for said state, personally appeared Jane Paulsen known or identified to me to be the ~~Managing~~ Member in the Limited Liability Company known as Klamath Cascade Group, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/~~she~~ executed the same in said LLC 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19



## EXHIBIT "A"

A parcel of land situated in the E1/2 of the NE1/4 of Section 33 and the W1/2 of the NW1/4 of Section 34 in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County Oregon. Being more particularly described as follows:

Beginning at a Klamath County Brass cap marking the 1/4 corner common to said sections 33 and 34, thence along the quarter section line of said Section 33, North 89°52'59" West, 1324.91 feet more or less, to the CE1/16 corner of said Section 33; thence North 00°03'35" East, 2652.30 feet more or less, to the E1/16 corner of said Section 33; thence along the north section line of said Section 33, South 89°57'48" East, 1323.42 feet more or less, to the Section corner common to Sections 27, 28, 33 and 34 of said Township and Range; thence along the north line of said Section 34, S89°55'00" East, 1312.50 feet more or less, to the W1/16 corner of said Section 34; thence South 00°05'05" East, 2649.51 feet more or less, to the CW1/16 corner of said Section 34; thence along the quarter section line of said Section 34, S89°58'29" East, 1320.07 feet more or less, to the point of beginning

also described as unsurveyed Parcel 1 of Land Partition 12-07, situated in the East 1/2 of the NE1/4 of Section 33, the SE1/4 SW1/4 and the S1/2 SE1/4 of Section 27, and the N1/2 Section 34, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, recorded October 31, 2007 as 2007-018675