

2019-005451

Klamath County, Oregon

05/15/2019 02:13:02 PM

Fee: \$92.00



After recording return to:
Nicholes S. Sexton and Cynthia K.
Sexton
789 Cherokee Avenue
Roseburg, OR 97471

Until a change is requested all tax
statements shall be sent to the
following address:
Nicholes S. Sexton and Cynthia K.
Sexton
789 Cherokee Avenue
Roseburg, OR 97471

File No.: NCS-948597-OR1 (MD)
Date: May 06, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Happy Ranch Enterprises LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Nicholes S. Sexton and Cynthia K. Sexton, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 5, BLOCK 3, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF PINE STREET 50 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO PINE STREET 112 FEET; THENCE NORTHEASTERLY PARALLEL TO PINE STREET 50 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO PINE STREET 112 FEET TO THE POINT OF BEGINNING.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$880,815.96**. (Here comply with requirements of ORS 93.030)

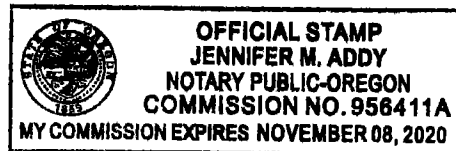
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13th day of May, 2019.

Happy Ranch Enterprises LLC, an Oregon limited liability company

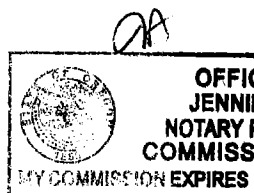
By: Craig McGeary member

Name: Craig McGeary
Title: Member



By: Deborah McGeary member

Name: Deborah McGeary
Title: Member



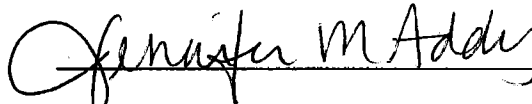
APN: R371261

Statutory Warranty Deed
- continued


File No.: NCS-948597-OR1 (MD)

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13th day of May, 2019
by Craig McGeary and Deborah McGeary as Members of Happy Ranch Enterprises LLC, on behalf of the
limited liability company.



Notary Public for Oregon
My commission expires: 11-8-2020


NOTARY PUBLIC STAMP
JENNIFER M. ADDY
NOTARY PUBLIC-OREGON
COMMISSION NO. 956411A
EXPIRES NOVEMBER 08, 2020