



THIS SPACE RESERVED FOR

2019-005718

Klamath County, Oregon

05/22/2019 09:26:01 AM

Fee: \$87.00

After recording return to:

JNM Properties, LLC, an Oregon Limited Liability
Company

2301 Mt. View Blvd

Klamath Falls, OR 97601

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

JNM Properties, LLC, an Oregon Limited Liability
Company

2301 Mt. View Blvd

Klamath Falls, OR 97601

File No. 286889AM

STATUTORY WARRANTY DEED

Aricar LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

JNM Properties, LLC, an Oregon Limited Liability Company,

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:

Parcel 1 of Land Partition 41-08 replat of a portion of Tract 32 of ENTERPRISE TRACTS and Lot 3 of Block 1 of HOME ACRES SUBDIVISION, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. The unit of land in the foregoing description was created or established by a final land partition entered in on November 19, 2008 in 2008-016656, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$75,000.00.

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 29 day of April, 2019.

Aricar LLC, an Oregon Limited Liability Company

By: Tyson F. Buck
Tyson F. Buck, Member

State of Oregon} ss
County of Klamath}

On this 29th day of April, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Tyson F. Buck known or identified to me to be the Managing Member in the Limited Liability Company known as Aricar 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

