

After recording return to:
First American Title
395 SW 3rd Ave, Suite 100
Bend, OR 97702



After recording return to:
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

Until a change is requested all tax
statements shall be sent to the
following address:
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

File No.: 7061-3221867 (SJN)
Date: April 10, 2019

2019-005844

Klamath County, Oregon

05/24/2019 01:26:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Mark Valceschini PC, an Oregon Professional Corporation, Grantor, conveys and warrants to **Ace Land Investments LLC, a Kansas limited liability company**, 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:

Lots 46, 47 and 48 in Block 64, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$6,000.00**. (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.

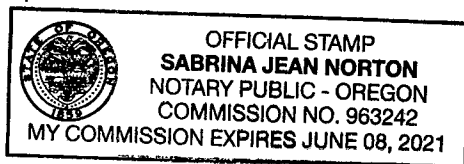
Dated this 23 day of MAY, 2019.

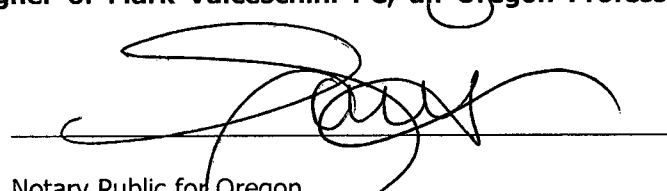
Mark Valceschini PC, an Oregon Professional Corporation

By: 
Name: Mark Valceschini
Title: Authorized Signer

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 23rd day of May, 2019 by **Mark Valceschini, as authorized signer of Mark Valceschini PC, an Oregon Professional Corporation.**




Notary Public for Oregon
My commission expires:

06/08/2021