



THIS SPACE RESERVED FOR

2019-006050

Klamath County, Oregon

06/03/2019 12:18:01 PM

Fee: \$92.00

After recording return to:

Highly Duckorated LLC

2499 N. Crooked Creek Way

Meridian, ID 83646

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

Highly Duckorated LLC

2499 N. Crooked Creek Way

Meridian, ID 83646

File No. 282731AM

STATUTORY WARRANTY DEED

Collins Properties, LLC, a California limited liability company,

Grantor(s), hereby convey and warrant to

Highly Duckorated LLC, an Oregon Domestic 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:

The North 125 feet of the following described property:

A tract of land situated in Lots 1 and 2, Block 2, TRACT 1080 - WASHBURN PARK, a duly recorded subdivision, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner common to said Lots 1 and 2 on the Westerly right of way line of Washburn Way; thence along said right of way North 00° 03' 30" East 70.00 feet; thence North 89° 56' 30" West 250.00 feet; thence South 00° 03' 30" West 250.00 feet; thence South 89° 56' 30" East 249.99 feet to the Westerly right of way line of Washburn Way; thence along said right of way line North 00° 04' 50" East 38.64 feet and North 00° 03' 30" East 141.30 feet to the point of beginning.

The true and actual consideration for this conveyance is \$425,000.00.

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 30 day of MAY, 2019

Collins Properties LLC

By: 

Darrel W. Collins, Member

State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Darrel W. Collins, Member of Collins Properties, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See attached acknowledgement

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

JJP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Siskiyou)


On 30th, May 2019 before me, Jennifer June Picklesimer, Notary Public
(insert name and title of the officer)

personally appeared Darrel W Collins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity(ies), and that by his ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

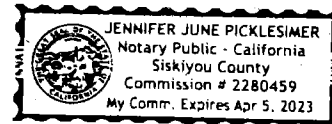
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Statutory Warranty Deed