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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2019-006894

Klamath County, Oregon



00242389201900068940020025

06/19/2019 01:03:42 PM

Fee: \$87.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Joseph and Kimberly Price

PO Box 1907

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - STATUTORY FORM

LTH PROPERTIES, LLC., an Oregon Limited Liability Company

_____, Grantor,
conveys and warrants to Joseph L. Price and Kimberly D. Price as husband and wife_____, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath
County, Oregon:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): those of record and apparent to the land

The true consideration for this conveyance is \$ other than money (Here, comply with the requirements of ORS 93.030.)

DATED June 17, 2019; any signature on behalf of a business or other entity is made with the
authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 17, 2019

by June 17, 2019

by
as
of LTH Properties LLC and Oregon Limited Liability Company

LTH Properties, LLC

By Kimberly Price

By Toni Hand



OFFICIAL STAMP
SHANNON MICHELLE KUHLMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 979045
MY COMMISSION EXPIRES SEPTEMBER 13, 2022

Notary Public for Oregon

My commission expires 09-13-2022

Returned at Counter

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1A:

The W1/2 SE1/4 of Section 8, less the following described portion thereof, to-wit:

Commencing at the Northeasterly corner of NW1/4 SE1/4 of said Section 8, and running South along the East line of said NW1/4 SE1/4 a distance of 600 feet; thence Northwesterly in a straight line to a point on the North line of said NW1/4 SE1/4 which point is 720 feet West of the point of beginning; thence East along said line to the point of beginning.

Also Lot 2, and the portions of NE1/4 SW1/4; Lot 1, and SE1/4 NW1/4 of said Section 8 lying Southwesterly, Southerly and Southeasterly of the following described line, to-wit: Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeasterly corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said Northeast corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the Northeast corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE1/4 NW1/4 of said Section 8, which point is 840 feet North of the Southeast corner of said SE1/4 NW1/4 of Section 8;

All of the foregoing land lying in Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

And also the E1/2 NE1/4 and Government Lot 4, Section 17, Township 40 South, Range 9 East of the Willamette Meridian.