

301717AM



2019-007173  
Klamath County, Oregon  
06/25/2019 03:09:08 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

AFTER RECORDING RETURN TO: AMERITITLE  
1495 NW GARDEN VALLEY BLVD.  
ROSEBURG, OR 97471

After recording return to:  
Umpqua Property Service, LLC  
2371 NE Stephens, Ste 100  
Roseburg, OR 97470

Until a change is requested all tax statements shall be sent to the following address:  
Umpqua Property Service, LLC  
2371 NE Stephens, Ste 100  
Roseburg, OR 97470  
File No. 301717AM

STATUTORY WARRANTY DEED

L & A PROPERTIES, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Umpqua Property Service, LLC, a Cow Creek Tribal 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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3909-012DD-00100-000

The true and actual consideration for this conveyance is \$833,971.52

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 24 day of June, 2019

L & A Properties, LLC

By: [Signature]  
Linda K. Linman, Member

State of Oregon } ss  
County of Klamath }

On this 24 day of June, 2019, before me, Lisa Legget-Weatherby Notary Public in and for said state, personally appeared Linda Linman known or identified to me to be the Member in the Limited Liability Company known as L & A Properties, LLC who executed the foregoing instrument, and acknowledged to me that 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: [Signature], Oregon  
Commission Expires: 10/19/19

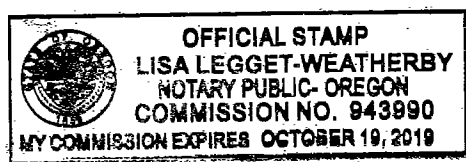


EXHIBIT 'A'

File No. 301717AM

Lots 1 and 2 in Block 1, and that portion of vacated Farmers Way adjoining Lots 1 and 2 of KERNS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING that portion of Lot 2 described as follows: Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

TOGETHER WITH a strip of land situate in the SE1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

The North 420.13 feet of that certain undedicated 30-foot strip shown on the plat of KERNS TRACTS lying between the Klamath Falls-Merrill Highway and Farmers Way; the portion of said strip herein conveyed being bounded on the North by the South line of Hager Avenue and on the South by the South line of Lot 2, Block 1, extended Easterly, in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Farmers Way adjacent thereto.