



THIS SPACE RESERVED FOR

2019-007329

Klamath County, Oregon

06/28/2019 02:21:02 PM

Fee: \$87.00

After recording return to:

Grant Howell and Julee Howell

3510 Leland Lane

Ukiah, CA 95482

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

Grant Howell and Julee Howell

3510 Leland Lane

Ukiah, CA 95482

File No. 295850AM

STATUTORY WARRANTY DEED

MDKB, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Grant Howell and Julee Howell, as Tenants by the Entirety,

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:

A portion of the NW1/4 of SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the certain tract of land heretofore conveyed by Nedra Company to Oregon State Highway Commission of the State of Oregon, which deed is dated September 29, 1925 and recorded February 1, 1926 in Volume 69 of Deeds, page 251; thence Easterly and on a line being the extension of the Northerly line of First Avenue and Altamont Acres, to an intersection with the Southerly line of the Strahorn Railroad Company rights of way; thence Northwesterly and on the Southerly line of the Strahorn Railroad right of way to the Northeasterly corner of the tract heretofore conveyed to the State Highway Commission of the State of Oregon; thence Southeasterly and on an Easterly line of said tract conveyed to the State Highway Commission of the State of Oregon, to the point to the State Highway Commission of the State of Oregon, to the point of beginning.

The true and actual consideration for this conveyance is \$214,000.00.

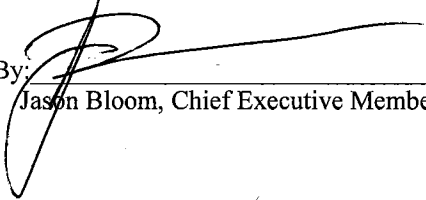
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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.

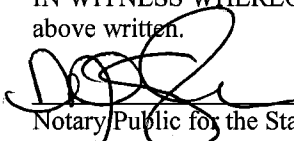

MDKB LLC, an Oregon Limited Liability Corporation

By: 
Jason Bloom, Chief Executive Member

State of Oregon} ss
County of Klamath}

On this 24 day of June, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Jason Bloom known or identified to me to be the Chief Executive Member in the Limited Liability Company known as MDKB, 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.


Notary Public for the State of Oregon
Residing at: Klamath County 
Commission Expires: ~~10-19-19~~ 3/15/22

