



THIS SPACE RESERVED FOR

2019-008503

Klamath County, Oregon

07/26/2019 03:44:02 PM

Fee: \$87.00

After recording return to:

Janico, LLC, a California limited liability company

10 Alamo Ln.

Alamo, CA 94507

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

Janico, LLC, a California limited liability company

10 Alamo Ln.

Alamo, CA 94507

File No. 310419AM

STATUTORY WARRANTY DEED

Stephen Napier and Mary Anna Napier, Trustees of the Napier Trust dated June 11, 2003,

Grantor(s), hereby convey and warrant to

Janico, LLC, a California 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 following described real property situate in Klamath County, Oregon:

The property described as Parcel 1 within Deed Volume M04, Page 49722, Deed Records of Klamath County, Oregon; Less and Excepting Therefrom:

A tract of land being situated in the NE1/4 SW1/4 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Modoc Point Road (formerly State Highway 427) from which the Southeast corner of Parcel 1 of Land Partition 29-07 bears North 00°56'44" West 140.40 feet; thence leaving said right of way North 89°57'40" West 437.36; thence South 00°02'20" West 55.00 feet; thence South 89°57'40" East 438.30 feet to a point on the said right of way; thence along the said right of way North 00°56'44" West 55.01 feet to the point of beginning with bearings based on record of Survey #8192 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$150,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 25 day of July, 2019

Napier Trust

By: Stephen Napier
Stephen Napier, Trustee

By: Mary Anna Napier
Mary Anna Napier, Trustee
Napier

State of Oregon} ss.
County of Klamath}

On this 25 day of July, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Stephen Napier and Mary Anna Napier known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Napier Trust dated June 11, 2003, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

