



THIS SPACE RESERVED FOR

2019-008696

Klamath County, Oregon

08/01/2019 01:34:01 PM

Fee: \$92.00

After recording return to:

BK Nash Properties LLC

10215 Wildwood Ln.

Klamath Falls, OR 97603

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

BK Nash Properties LLC

10215 Wildwood Ln.

Klamath Falls, OR 97603

File No. 301501AM

STATUTORY WARRANTY DEED

Silverlake Development, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

BK Nash Properties LLC, an Oregon 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'

The true and actual consideration for this conveyance is \$250,000.00.

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

22.1

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 31st day of July, 2019.

Silverlake Development LLC

By: 

Daniel Sprouse, Member

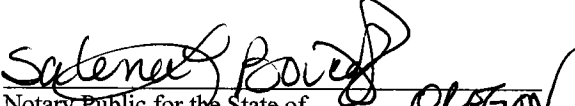
By: 

Siegfried Thoma, Member

State of OREGON } ss
County of WASHINGTON }

On this 31st day of July, 2019, before me, Salena L. Boicoff a Notary Public in and for said state, personally appeared Siegfried Thoma & Daniel Sprouse 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.


Notary Public for the State of OREGON

Residing at: 2719 Heather Way Forest Grove OR 97116

Commission Expires: 5-17-2020

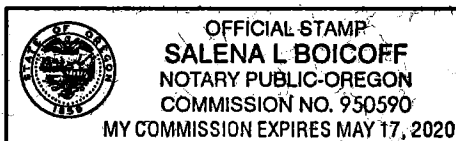


EXHIBIT 'A'

File No. 301501AM

Lot 5 in Block 39 Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

SAVING AND EXCEPTING the following: Beginning at the most Westerly corner of Lot 5 of said Block 39; thence from said point of beginning South 50° 50' East along the Southwesterly line of said Lot 5, 112.25 feet to a point; thence North 39° 05' East parallel to the Southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall; thence North 50° 55' West parallel to the Southwesterly line of said Lot 5 and along the center of said building wall 112.25 feet to a point on the Northwesterly line of said Lot 5; thence South 39° 05' West along the Northwesterly line of said Lot 5, 25.09 feet to the point of beginning.