



THIS SPACE RESERVED FOR

2019-010201

Klamath County, Oregon

09/04/2019 10:40:01 AM

Fee: \$87.00

After recording return to:

Rocket 88 Properties, LLC., an Oregon limited liability
company

6510 South 6th PMB 35

Klamath Falls, OR 97603

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

Rocket 88 Properties, LLC., an Oregon limited liability
company

6510 South 6th PMB 35

Klamath Falls, OR 97603

File No. 309249AM

STATUTORY WARRANTY DEED

**Klamath Properties, LLC,
an Ohio Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Rocket 88 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:

**Parcels 1, 2 and 3 of Land Partition 34-03, replat of Parcel 3 of Land Partition 2-97, SE1/4 NE1/4 of Section
35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$1,050,000.00.

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

07.

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 30th day of August, 2019

Klamath Properties LLC

By: Todd A. Lensman
Todd A. Lensman, Member

State of Ohio } ss
County of Stark }

On this 30th day of August, 2019, before me, Frank A. Luca a Notary Public in and for said state, personally appeared Todd A. Lensman, 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.

Frank A. Luca

Notary Public for the State of Ohio
Residing at: 1126 - 18th St NE Canton OH 44705
Commission Expires: 5-29-22

