

2019-012662

Klamath County, Oregon

10/30/2019 08:16:01 AM

Fee: \$102.00



After recording return to:
SFP-E, LLC
P.O. Box 5350
Bend, OR 97708

Until a change is requested all tax
statements shall be sent to the
following address:
SFP-E, LLC
P.O. Box 5350
Bend, OR 97708

File No.: NCS-949747-OR1 (RR)
Date: October 25, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Landrum Joint Venture LLC, an Oregon limited liability company, Grantor, conveys and warrants to **SFP-E, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 5, BLOCK 2, TRACT 1183, FREMONT PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to: See Exhibit A attached hereto and made a part hereof:

The true consideration for this conveyance is **\$61,800.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: NCS-949747-OR1 (RR)

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 25th day of October, 2019.

Landrum Joint Venture LLC, an Oregon limited
liability company

By: 

Name: Paul Landrum
Title: Member

By: 

Name: Ken Landrum
Title: Member

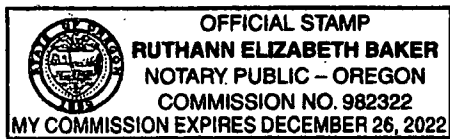
APN:


Statutory Warranty Deed
- continued

File No.: NCS-949747-OR1 (RR)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of October, 2019
by Paul Landrum as Member and Ken Landrum as Member of Landrum Joint Venture LLC, on behalf of
the limited liability company.





Notary Public for Oregon
My commission expires: 12/26/2022

Exhibit A

1. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

(No inquiry has been made)

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

(No inquiry has been made)

Application and Agreement for Exemption from Payment of Assessments, including the terms and provisions thereof,

Recorded: October 1, 1986

Volume: M86, Page 17816

3. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: September 15, 1948

Volume: 225, Page 91

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: September 28, 1955

Volume: 277, Page 564

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: South Suburban Sanitary District

Recorded: June 2, 1972

Volume: M72, Page 5871

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: South Suburban Sanitary District

Recorded: August 1, 1972

Volume: M72, Page 8491

8. Restrictions as shown on the official plat of Tract 1183 Fremont Park.

9. Waterline Easement of Tract 1183 Fremont Park as shown on the official plat of said land.

10. Sanitary Sewer Easement of Tract 1183 Fremont Park as shown on the official plat of said land.

11. CLUP/ZC, including the terms and provisions thereof,

Recorded: September 16, 1992

Volume: M92, Page 21142

12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacificorp

Recorded: January 16, 1998

Volume: M98, Page 1546

13. Variance Staff Report/Disposition, including the terms and provisions thereof,

Recorded: November 29, 1999

Volume: M99, Page 46858

14. Taxes assessed under Code No. 041 Account No. R542773 Map No. R-3909-010BC-00400-000.

The 2019-2020 Taxes: \$248.45, paid in full.