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RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Swan Court, LLC 6450 Swan Ct Klamath Falls, OR 97601
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Grantor
Caledonia Properties, LLC
2509 Swan Lake Rd
Klamath Falls, OR 97603

Grantee
Swan Court, LLC
6405 Swan Ct.
Klamath Falls, OR 97601

- STATUTORY WARRANTY DEED -

Caledonia Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Swan Court, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Please refer to Exhibit "A", attached hereto and incorporated herein by reference.

Address: 6450 Swan Ct., Klamath Falls, Oregon

Grantor covenants and warrants that the property is free from encumbrances except: Encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

The actual consideration consists of or includes other property or other value given or promised.

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.

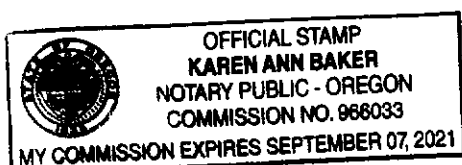
Dated this 1st day of November, 2019.

Caledonia Properties, LLC

By: Mark Campbell, Manager

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on November 1, 2019, by Mark Campbell, Manager of Caledonia Properties, LLC.



Notary Public for Oregon
My Commission expires: 4-7-2021

EXHIBIT A

Legal Description

Parcels 2 and 3 of Land Partition 15-02, said Land Partition being a partition of Parcel 1 of Land Partition 32-95, situated in the SW $\frac{1}{4}$ of Section 15 and the NW $\frac{1}{4}$ of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT B

Encumbrances

1. The 2019-2020 Taxes: A lien not yet due or payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights.
Dated: December 5, 1997
Recorded: January 14, 1998
Volume: M98, page 1123
4. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage
5. Railroad Spur Access as shown on the Partition Plat No. 32-95.
6. Municipal Water Line as shown on the Partition Plat No. 32-95.
7. An easement including the terms and provisions thereof:
Granted To: PacifiCorp, an Oregon corporation
Recorded: October 15, 1996
Volume: M96, page 32716
8. Offset of existing building from the property line as shown on the Partition Plat No. 15-02.
9. Ingress and Egress as shown on the Partition Plat No. 15-02.
10. Existing encroachment of improvements of Land Partition 32-95, as delineated on the face of Land Partition 15-02.
11. An easement for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon corporation, its successors and assigns
Recorded: July 28, 2005
Volume: M05, page 58335