



THIS SPACE RESERVED FOR

2019-014731

Klamath County, Oregon

12/19/2019 09:00:00 AM

Fee: \$87.00

After recording return to:

Klamath Cascade Group LLC

182 Bisbee st

Klamath Falls, OR 97603

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

Klamath Cascade Group LLC

182 Bisbee st

Klamath Falls, OR 97603

File No. 337126AM

STATUTORY WARRANTY DEED

HMR, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Klamath Cascade Group 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:

A Parcel of land situated in the SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian and being Parcel 3 of unsurveyed Land Partition 11-18, as recorded at the Klamath County Clerk's Office, as 2019-013313, being more particularly described as follows:

Beginning at the center 1/4 corner of said Section 6, thence along the north-south center-of-section line of said Section 6, South 00°01'49" East, 1744.85; thence leaving said north-south center-of-section line and along the north line of Land Partition 11-92, as recorded at the Klamath County Clerk's Office, North 60°44'17" West, 613.88 feet; thence leaving said north line, North 01°00'49" West, 1443.01 feet to the east-west center-of-section line of said Section 6; thence along said east-west center-of section line, North 89°47'44" East, 560.16 feet to the point of beginning.

Basis of bearings is Land Partition 11-18 as filed at the Klamath County Clerk's Office.

The true and actual consideration for this conveyance is \$24,000.00.

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:

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 17 day of December, 2019

HMR Inc., an Oregon Corporation

By: Thomas J. Shaw

Thomas J. Shaw, President

State of Oregon}ss.
County of Klamath}

On this 17 day of December, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Thomas J. Shaw known to me to be the President of the HMR Inc., an Oregon corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/23

