



THIS SPACE RESERVED FOR

2019-015035

Klamath County, Oregon

12/27/2019 01:46:00 PM

Fee: \$87.00

After recording return to:

Hero Partners, LLC

P.O. Box 866

Baker City, OR 97814

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

Hero Partners, LLC

P.O. Box 866

Baker City, OR 97814

File No. 340527AM

### STATUTORY WARRANTY DEED

**Queen's Cabin, LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Hero Partners, 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:

**The SW 1/4, and the W 1/2 of SE 1/4 of Section 13; and the E 1/2 of SE 1/4 of Section 14; all in Township 36 South, Range 6 East of the Willamette Meridian.**

The true and actual consideration for this conveyance is \$48,000.00.

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 20th day of Dec, 2019

Queen's Cabin LLC,  
By: [Signature] Managing member  
Robert P. Ellingson, III, Managing Member

State of OR } ss  
County of Baker

On this 20 day of Dec, 2019, before me, Mary M Banta a Notary Public in and for said state, personally appeared Robert P. Ellingson, III, Managing Member of Queen's Cabin, LLC, 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.

[Signature]  
Notary Public for the State of OR  
Residing at: Baker City OR  
Commission Expires: 11/4/2022

State of OR  
County of Baker

This instrument was acknowledged before me on December 20, 2019  
By Robert P. Ellingson, III, Managing Member of Queen's Cabin LLC

[Signature]  
(Notary Public for Oregon)  
My commission expires 11/4/2022

