

2019-015053

Klamath County, Oregon

12/30/2019 08:16:00 AM

Fee: \$92.00

After Recording Return to:

Randy Lawson

6940 SW Norwood Road

Tualatin, OR 97062

Until a change is requested, please forward all tax statements to:

Randy Lawson

6940 SW Norwood Road

Tualatin, OR 97062

Tax Assessor's Account No. 3611-008A0-03500

WARRANTY DEED

Grantor, **Wilco LLC, a South Dakota Limited Liability Company**, does hereby grant, bargain, sell, convey, and warrant unto Randy G. Lawson and Frances K. Lawson, Grantee, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☐ Legal Description:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,600.00.

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. 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.

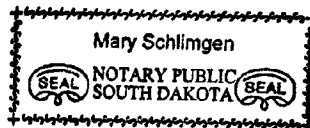
SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2019 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 29 day of December, 2019.

Thomas D. Willis
Signature
Thomas D. Willis, Member of Wilco LLC
Type or Print Name

STATE OF South Dakota)
County of Minnehaha) SS.



The foregoing instrument was acknowledged before me this (date) by Thomas D. Willis, Member of Wilco LLC (name of person acknowledged.)

Mary Schlinggen
Notary Public for South Dakota (state)
Mary Schlinggen
Type or Print Name

My Commission expires: 5/17/2023

Grantor (name, address and telephone):

Wilco LLC
2601 S. Minnesota Ave., Ste. 105-222
Sioux Falls, SD 57105
415-205-0484

Grantee (name, address and telephone):

Randy Lawson
6940 SW Norwood Road
Tualatin, OR 97062
work:5039754591,work:9727376175

EXHIBIT A

Lot 3, Block 49, 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.