



THIS SPACE RESERVED FOR

2020-000052
Klamath County, Oregon
01/03/2020 08:51:01 AM
Fee: \$87.00

After recording return to:

Brent Olaf Eastman
409 Lincoln St
Klamath Falls, OR 97601

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

Brent Olaf Eastman
409 Lincoln St
Klamath Falls, OR 97601
File No. 340076AM

STATUTORY WARRANTY DEED

**Brian Ryckewaert Construction, LLC an Inactive Oregon Limited Liability Company
and
Eazy Electric LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Brent Olaf Eastman,

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:

Lots 11, 12, 13, 14 and 15 Block 4 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$75,000.00.

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:

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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 24th day of December, 2019.

Brian Ryckewaert Construction, LLC an Inactive Oregon Limited Liability Company

By: B. Ryckewaert
Brian Ryckewaert, Member

Eazy Electric LLC, an Oregon Limited Liability Company

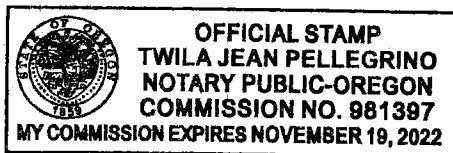
By: Zachary J. Glasow
Zachary J. Glasow, Member

State of Oregon} ss
County of Klamath}

On this 30th day of December, 2019, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Brian Ryckewaert, known or identified to me to be the Managing Member in the inactive Limited Liability Company known as Brian Ryckewaert Constructions LLC, an Inactive Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022



State of Oregon} ss
County of Klamath}

On this 24th day of December, 2019, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Zachary J. Glasow, known or identified to me to be the Managing Member in the Limited Liability Company known as Eazy Electric LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

