

**2020-000696**

**Klamath County, Oregon**

01/17/2020 11:07:00 AM

Fee: \$92.00

**Prepared By**

Loon Brook Properties  
1624 Market St. Ste. 202, Apt. 90306  
Denver , Colorado  
80202

**After Recording Return To**

Loon Brook Properties  
1122 S. Ogden St.  
Denver , Colorado  
80210

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Space Above This Line for Recorder's Use

**OREGON GENERAL WARRANTY DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

J Bryan McGrath, a single individual, residing at 5800 NW 66th Lane, Redmond, Oregon, 97756.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Loon Brook Properties with R Sean Mostrom acting as the Principal with a principal office address located at 1624 Market St. , Ste. 202 Apt. 90306, Denver , Colorado, 80202 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in one or to the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 39, Oregon Pines according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**Required Disclosure Statement**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions). 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.



Date January 15 2020

**Grantor's Signature**

J Bryan McGrath

5800 NW 66th Lane, Redmond, Oregon, 97756

# NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Deschutes)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that J. Bryan McGrath whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15<sup>th</sup> day of January, 2020.

Suzanne Marie Van Dyke (SEAL)  
Notary Public



My Commission Expires: 02/13/2023