



2020-001194

Klamath County, Oregon

01/30/2020 09:52:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Sharpe and Candy Sharpe

26408 Rocky Point Road

Klamath Falls, OR 97601

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

David Sharpe and Candy Sharpe

26408 Rocky Point Road

Klamath Falls, OR 97601

File No. 344776AM

### STATUTORY WARRANTY DEED

**Chloe Rita LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**David Sharpe and Candy Sharpe, as Tenants by the Entirety,**

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 tract of land situated in the NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Starting from the Northwest corner NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 50' East, a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69° 26' 53" East, a distance of 131.65 feet to an iron pin; thence Northerly, on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80° 37' 11" West a distance of 151.61 feet more or less to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3606-003CA-00400

311022

The true and actual consideration for this conveyance is \$110,000.00.

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 23 day of January, 2020

Chloe Rita LLC, an Oregon Limited Liability Company

Karen Hobbs Managing Member  
Karen Hobbs, Managing Member

Glenn L. Hobbs  
Glenn L. Hobbs, Managing Member

State of Oregon } ss  
County of Jackson }

On this 23rd day of January, 2020, before me, Donna Beth Rodriguez a Notary Public in and for said state, personally appeared Karen Hobbs and Glenn L. Hobbs known or identified to me to be the Managing Members in the Limited Liability Company known as Chloe Rita, 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.

Donna Beth Rodriguez  
Notary Public for the State of Oregon  
Residing at: Jackson County  
Commission Expires: April 23, 2021

