



2020-001643

Klamath County, Oregon

02/10/2020 01:57:04 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert R. Rathborne

PO Box 1

Half Moon Bay, CA 94019

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

Robert R. Rathborne

PO Box 1

Half Moon Bay, CA 94019

File No. 335181AM

STATUTORY WARRANTY DEED

Williamson River Retreat, LLC, an inactive Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Robert R. Rathborne,

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:

Government Lot 20 in Section 4 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$74,996.13.

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 6th day of February, 2020.

Williamson River Retreat, LLC

By:

Robert R. Rathborne
Robert R. Rathborne, Member- Manager

By:

Michel Kuhlins
Michel Kuhlins, Member-Manager

By:

Josefina Enriquez
Josefina Enriquez, Member-Manager

State of California) ss

County of SAN MATEO }

On this 6th day of February, 2020, before me, Elena C Herrmann, a Notary Public in and for said state, personally appeared Robert R. Rathborne, Michel Kuhlins and Josefina Enriquez known or identified to me to be the Member-Manager in the Limited Liability Company known as Williamson River Retreat, LLC 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.

Elena C Herrmann
Notary Public for the State of California

Residing at: REDWOOD CITY, CA

Commission Expires: May 23, 2022

