



2020-001843

Klamath County, Oregon

02/14/2020 09:12:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Sarah Silverman

2108 Huron St.

Klamath Falls, OR 97601

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

Sarah Silverman

2108 Huron St.

Klamath Falls, OR 97601

File No. 348655AM

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### STATUTORY WARRANTY DEED

**TVO, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Sarah Silverman,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$91,500.00.

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:

921

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 12 day of Feb., 2020.

TVO, LLC

By: [Signature]

Ryan Ross Hukill, Co-Trustee of the Ryan Ross Hukill  
and Tammy Ann Hukill Revocable Living Trust, Member

By: [Signature]

Tammy Ann Hukill, Co-Trustee of the Ryan Ross Hukill  
and Tammy Ann Hukill Revocable Living Trust, Member

State of Oregon} ss  
County of Jackson}

On this 12<sup>th</sup> day of February, 2020, before me, Cammy Leanne Davis, a Notary Public in and for said state, personally appeared Ryan Ross Hukill and Tammy Ann Hukill, Co-Trustees of the Ryan Ross Hukill and Tammy Ann Hukill Revocable Living Trust known or identified to me to be the Member in the Limited Liability Company known as TVO, 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.

Cammy Leanne Davis

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 7-2-2022

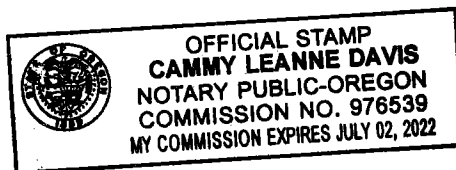


EXHIBIT 'A'

PARCEL 1:

That portion of Lot 1, Block 75, BUENA VISTA 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 described as follows:

Beginning at a point on the Northeasterly line of said lot, which point is 20 feet Southeasterly from the most Northerly corner thereof; thence Southwesterly parallel with the line between Lots 1 and 2 in said block, a distance of 80 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of said Lot 1; thence Easterly along the Southerly line of said lot to the intersection of said Southerly line with a line parallel with and distant 50 feet Southeasterly from the initial line of this description; thence Northeasterly parallel with the line between said Lots 1 and 2 to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line to the point of beginning.

PARCEL 2:

Commencing at the most Easterly corner of Block 75, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence Northwesterly along the Southwesterly line of Oregon Avenue a distance of 96.96 feet; thence Southwesterly and parallel with the Northwesterly line of said block a distance of 80 feet to the true point of beginning of this description, which point is in the Southerly line of said block; thence Northwesterly a distance of 40 feet parallel with Oregon Avenue; thence Southwesterly at right angles to Oregon Avenue a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to the Southerly line of said block; thence Easterly to the true point of beginning.