



00255160202000023590020027

02/26/2020 03:15:01 PM

Fee: \$87.00

After recording return to:

AMY LYNNE HILL  
Buckley Law P.C.  
5300 Meadows Road, Suite 200  
Lake Oswego, OR 97035

Until a change is requested,  
all tax statements shall be sent to:  
ANTHONY BARTON HELLIWELL  
3215 SW 118<sup>th</sup> Avenue  
Beaverton, Oregon 97005

**STATUTORY WARRANTY DEED**

ANTHONY BARTON HELLIWELL and WILLIAM BRIAN HELLIWELL, hereby convey and warrant to MAHN HELLIWELL, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

The Southeast 1/4 of the Northwest 1/4 EXCEPT the north 30 feet thereof; and the East 1/2 of the Southwest 1/4 all in Section 14, and the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, containing 159 acres, more or less.

Commonly known as 2518 Sasquatch Lane, La Pine, Oregon 97739.

**The true consideration for this conveyance is \$0.00.**

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 21<sup>st</sup> day of Feb., 2020

**GRANTORS:**

By:

  
Anthony Barton Helliwell

By:

  
William Brian Helliwell

STATE OF OREGON     )  
                                      ) ss.  
County of Clackamas     )

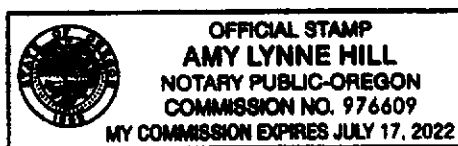
This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2020, by ANTHONY BARTON HELLIWELL, as Grantor.



Amy Lynne Hill  
NOTARY PUBLIC FOR OREGON  
My commission expires: July 17, 2022

STATE OF OREGON     )  
                                      ) ss.  
County of Clackamas     )

This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2020, by WILLIAM BRIAN HELLIWELL, as Grantor.



Amy Lynne Hill  
NOTARY PUBLIC FOR OREGON  
My commission expires: July 17, 2022