



2020-002511

Klamath County, Oregon

02/28/2020 01:58:07 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Five Mile Ranch LLC

3827 Marshall Ave

Carmichael, CA 95608

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

Five Mile Ranch LLC

3827 Marshall Ave

Carmichael, CA 95608

File No. 349224AM

STATUTORY WARRANTY DEED

Scott Voelker ,

Grantor(s), hereby convey and warrant to

Five Mile Ranch LLC, an Oregon Limited Liability Company,

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 \$50,000.00.

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 25 day of February, 2020.

Scott Voelker
Scott Voelker

State of Florida } ss
County of MANATEE }

On this 25 day of February, 2020, before me, Danille L Kingsley a Notary Public in and for said state, personally appeared Scott Voelker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature] By means of physical presence
and who provided Driver License
Notary Public for the State of Florida
Residing at: SARASOTA, FLORIDA
Commission Expires: 10/16/2020

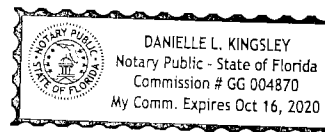


EXHIBIT 'A'

File No. 349224AM

PARCEL 1:

The NW 1/4 NW 1/4 SW 1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The E 1/2 NE 1/4 SE 1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The W 1/2 NE 1/4 SE 1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
