



2020-003733
Klamath County, Oregon
03/30/2020 11:29:48 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Five Mile Ranch, LLC, an Oregon Limited Liability
Company
3827 Marshal Ave
Carmichael, CA 95608

Until a change is requested all tax statements shall be
sent to the following address:
Five Mile Ranch, LLC, an Oregon Limited Liability
Company
3827 Marshal Ave
Carmichael, CA 95608
File No. 349051AM

STATUTORY WARRANTY DEED

Thomas William Mallams and Beverly S. Mallams, as Tenants by the Entirety,

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:

Parcel 1 of Land Partition 24-19, being a re-plat of Parcel 1 of Land Partition 38-92 situated in the SW1/4 Section 35, Township 35 South, Range 12 East of the Willamette Meridian, and the NW 1/4 of Section 2, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Recorded on February 4, 2020 in Instrument No. 2020-001378, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$345,000.00.

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:

87.

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 24 day of March, 2020

Thomas William Mallams
Thomas William Mallams

Beverly S. Mallams
Beverly S. Mallams

State of Oregon } ss
County of Klamath }

On this 24 day of March, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Thomas William Mallams and Beverly S. Mallams, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

