



THIS SPACE RESERVED FOR

2020-005343
Klamath County, Oregon
04/28/2020 10:19:08 AM
Fee: \$87.00

After recording return to:
Dave Goeres Equipment Repair, LLC
1124 Frontage Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Dave Goeres Equipment Repair, LLC
1124 Frontage Rd.
Klamath Falls, OR 97601
File No. 351092AM

STATUTORY WARRANTY DEED

William S. Putnam ,

Grantor(s), hereby convey and warrant to

Dave Goeres Equipment Repair, 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:

A parcel of land situated in Government Lots 6 and 7, Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the Southerly portion of that tract of land conveyed to Juckeland Motors, Inc., by Weyerhaeuser Company and described in Deed Volume M65, page 110, Microfilm Records of Klamath County, Oregon as shown on Record of Survey No. 1072, as recorded in the office of the Klamath County Surveyor, said parcel being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southwest corner of the above tract of land as described in said Deed Volume M65, page 110, said point being the Southeast corner of that tract conveyed by Weyerhaeuser Company to Crater Lake Machinery Company by Deed dated August 17, 1950; thence Southeasterly along the arc of a curve to the left to its intersection the Northerly right of way line of the O.C. & E. Railway (the long chord of the last course bears South 45° 20' 03" East a distance of 119.70 feet by said record of Survey No. 1072 and bears South 47° 13' 30" East a distance of 122.18 feet by Deed record); thence South 51° 04' East along said right of way line 170.46 feet; thence North 34° 38' East 180.00 feet; thence North 55° 22' West 287.42 feet to a point on the Westerly line of said tract of land as conveyed to Juckeland Motors, Inc.; thence South 34° 48' West 146.33 feet to the point of beginning, with bearings based on said recorded Survey No. 1072.

The true and actual consideration for this conveyance is \$220,000.00.
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:

BT ✓

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 23 day of April, 2020.

William S. Putnam
William S. Putnam

State of Oregon } ss
County of Klamath }

On this 23 day of April, 2020 before me, Heather Sciorba a Notary Public in and for said state, personally appeared William S. Putnam 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: 12/17/2021

