



THIS SPACE RESERVED FOR RECORD

2020-007186

Klamath County, Oregon

06/11/2020 12:03:25 PM

Fee: \$92.00

After recording return to:

Jeffrey S Neils

20904 NW Nolana Ct

Portland, OR 97229

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

Jeffrey S Neils

20904 NW Nolana Ct

Portland, OR 97229

File No. 373978AM

STATUTORY WARRANTY DEED

LS Inv Prop, LLC, a Delaware limited liability company, as to a 42.9% interest and

Overall Petroleum Company, a Dissolved Oregon corporation, as to a 57.1% interest as Tenants in Common,

Grantor(s), hereby convey and warrant to

Jeffrey S Neils,

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:

Lot 8, Block 3 of Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-002A0-06700

The true and actual consideration for this conveyance is \$67,500.00.

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:

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 9 day of June, 2020

LS Inv Prop, LLC, a Delaware Limited Liability Company

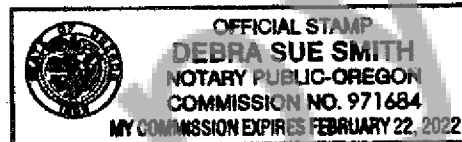
By: [Signature]
Corey J. Parks, Manager

State of Oregon) ss.
County of Deschutes }

On this 9 day of June, 2020, before me, Debra Sue Smith a Notary Public in and for said state, personally appeared Corey J. Parks known to me to be the Manager of the LS Inv Prop, LLC, a Delaware Limited Liability Company Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.

Debra Sue Smith
Notary Public for the State of OREGON
Residing at: Deschutes County
Commission Expires: 02/22/2022



Dated this 5 day of JUNE, 2020

Overall Petroleum Company, an Oregon Company

By: Bill G. Overall
Bill G. Overall, Agent and Attorney-in-Fact

State of Oregon } ss.
County of Crook }

On this 5th day of June, 2020, before me, Bill G. Overall a Notary Public in and for said state, personally appeared Bill G. Overall known to me to be the Agent and Attorney-in-Fact of the Overall Petroleum Company, an Oregon Company, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.

Khan
Notary Public for the State of Oregon
Residing at: Prineville, OR 97654
Commission Expires:

