

**2020-007775****Klamath County, Oregon**

06/26/2020 08:30:42 AM

Fee: \$102.00

Print Form

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by  
Recording Office*

**AFTER RECORDING RETURN TO:** ORS 205.234(1)(c)

DESCHUTES COUNTY TITLE

397 SW UPPER TERRACE DRIVE

BEND OR 97702

**Return To:**  
**Deschutes County**  
**Title Company**

DE 10064

<b>1. TITLE(S) OF THE TRANSACTION(S)</b> ORS 205.234(1)(a) WARRANTY DEED	
<b>2. DIRECT PARTY(IES) / GRANTOR(S)</b> ORS 205.234(1)(b) WALLACE A BOYD AND CHARLOTTE M BOYD	
<b>3. INDIRECT PARTY(IES) / GRANTEE(S)</b> ORS 205.234(1)(b) GRANTEE: LAND RUN PROPERTIES, LLC TRUSTEE: BENEFICIARY:	
<b>4. TRUE and ACTUAL CONSIDERATION</b> Amount in dollars or other value/property ORS 205.234(1)(d) \$ <input checked="" type="checkbox"/> Other Value <input type="checkbox"/> Other Property Other value/property is <b>Whole</b> <input checked="" type="checkbox"/> or <b>Part</b> <input type="checkbox"/> of the consideration	<b>5. SEND TAX STATEMENTS TO:</b> ORS 205.234(1)(e) LAND RUN PROPERTIES, LLC 1205 S AIR DEPOT BLVD STE #295 MIDWEST CITY OK, 73110
<b>6. SATISFACTION of ORDER or WARRANT</b> Check one if applicable: ORS 205.234(1)(f) <input type="checkbox"/> FULL <input type="checkbox"/> PARTIAL	<b>7. The amount of the monetary obligation imposed by the order or warrant:</b> ORS 205.234(1)(f) \$
<b>8. If this instrument is being Re-Recorded, complete the following statement:</b> ORS 205.244(2) Re-recorded at the request of AMERITITLE to correct LEGAL DESCRIPTION previously recorded in Book/Volume 2017 and Page 004950, or as Fee Number	

Recording Requested By:  
Wallace A Boyd and Charlotte M Boyd

**2017-004950**  
Klamath County, Oregon  
05/11/2017 08:40:00 AM  
Fee: \$52.00

When recorded mail to: Mail tax statements to:  
Land Run Properties, LLC  
1205 S. Air Depot Blvd. Suite 295  
Midwest City, Oklahoma 73110

APN: R-3510-023B0-04400-000

Prior Instrument Number: N/A

**Warranty Deed**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Wallace A Boyd and Charlotte M Boyd, an , (GRANTORS), does hereby convey to Land Run Properties, LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 30, Block 14  
First Addition to Klamath Forest Estates  
as recorded in Klamath County, Oregon

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Page to Follow**



State of Oregon  
County of Klamath  
I hereby certify that instrument #2017-004950,  
recorded on 5/11/2017, consisting of 3 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: June 11th, 2020

*Samantha Gardner*  
Samantha Gardner

APN: R-3510-023B0-04400-000

Page 1 of 2

DATED: 5-1-17

BY: Wallace A Boyd  
Wallace A Boyd

STATE OF CT  
COUNTY OF Fairfield ss. Fairfield

On May 1, 2017, before me, the undersigned Notary Public, personally appeared Wallace A Boyd personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]  
Notary Public



DATED: 7/1/17

BY: Charlotte M. Boyd  
Charlotte M Boyd

STATE OF California )  
 ) ss.  
COUNTY OF Santa Clara )

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On 1st May 2017, before me, the undersigned Notary Public, personally appeared Charlotte M. Boyd, ~~personally known to me~~ proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: March 27, 2021

A. K. Nigam  
Notary Public

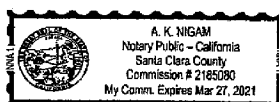


Exhibit A  
REVISED LEGAL DESCRIPTION

Lot 30, Block 14, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

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