



2020-008433

Klamath County, Oregon

07/10/2020 11:58:40 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Varney Creek Cinders, LLC, an Oregon limited
liability company

PO Box 3127

Central Point, OR 97502

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

Varney Creek Cinders, LLC, an Oregon limited
liability company

PO Box 3127

Central Point, OR 97502

File No. 378814AM

STATUTORY WARRANTY DEED

Robert C. Hernandez and Antoinette L. Hernandez,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Varney Creek Cinders, 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'

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

3606-016D0-00100

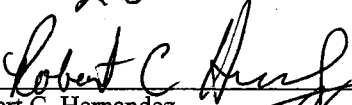
The true and actual consideration for this conveyance is \$50,000.00.

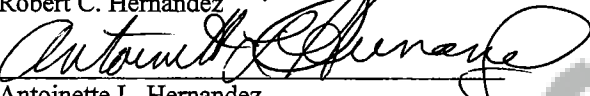
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 2ND day of July, 2020.

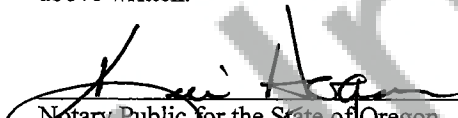

Robert C. Hernandez


Antoinette L. Hernandez

State of Oregon } ss
County of Jackson }

On this 2 day of July, 2020, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared Robert C. Hernandez and Antoinette L. Hernandez, 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.


Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 2/4/2024

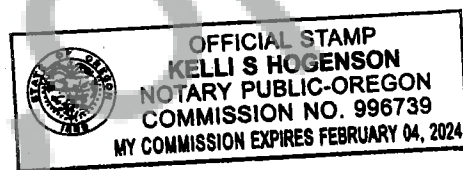


EXHIBIT "A"

LEGAL DESCRIPTION OF UNSURVEYED PARCEL 2 OF "LAND PARTITION 26-08"

UNSURVEYED PARCEL 2 OF "LAND PARTITION 26-08", SITUATED IN THE S1/2 NE1/4 AND THE N1/2 SE1/4 OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE S00°20'51"W, ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 16, 973.77 FEET; THENCE, LEAVING SAID EAST LINE, WEST 559.67 FEET TO THE BOUNDARY OF "MOUNTAIN LAKES HOMESITES"; THENCE, ALONG THE SAID BOUNDARY OF "MOUNTAIN LAKE HOMESITES" THE FOLLOWING COURSES, NORTH 93.74 FEET, N30°26'37"W 661.15 FEET, N70°52'08"W 524.81 FEET AND N01°42'44"W 141.44 FEET TO A POINT THAT BEARS WEST 1400.62 FEET FROM THE POINT OF BEGINNING; THENCE EAST 1400.62 FEET TO THE POINT OF BEGINNING, CONTAINING 19.8 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 26-08" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.