

MTC 37631HAM

2020-008866

Klamath County, Oregon

07/20/2020 12:15:47 PM

Fee: \$82.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantor:

M. Elaine Lundeen
8202 Washburn Way
Klamath Falls, OR 97603

Grantee:

Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

-STATUTORY WARRANTY DEED-

M. Elaine Lundeen, Grantor, conveys to Sukraw Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

All that part of Lot 3, Section 28, Township 39 South, Range 9 East of the Willamette Meridian, lying East of the East line of the First Unit Main Drain ditch as now located and constructed across said property.

EXCEPTING THEREFROM all that portion conveyed to the United States of America by Deed recorded December 26, 1911 in Volume 35, Page 395, Deed Records of Klamath County.

The true and actual consideration for this transfer is \$10,000.00.

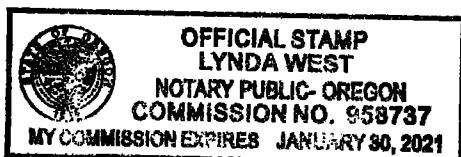
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20 day of July 2020.

M. Elaine Lundeen
M. Elaine Lundeen, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 20 day of July, 2020, the above-named M. Elaine Lundeen, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Lynda West
Notary Public for Oregon
My Commission expires: 1-30-21