



2020-008985

Klamath County, Oregon

07/23/2020 08:19:23 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Cutrite Concrete Cutting, LLC

63850 Pioneer Loop Rd.

Bend, OR 97701

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

Cutrite Concrete Cutting, LLC

63850 Pioneer Loop Rd.

Bend, OR 97701

File No. 381423AM

STATUTORY WARRANTY DEED

Michael Sean Manion,

Grantor(s), hereby convey and warrant to

Cutrite Concrete Cutting, 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:

The NE1/4 of Section 28, Township 32 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon;

SAVING AND EXCEPTING the following described portion thereof:

Beginning at the Northeast corner of said Section 28; thence South along the East line of said Section 28 a distance of 1,630 feet; thence West and parallel to the North line of said Section 28 a distance of 800 feet; thence North parallel to the East line of said Section 28 a distance of 1,630 feet to the North line of said Section 28; thence East along the North line of said Section 28 a distance of 800 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion thereof lying within the boundaries of Kirk Road, Drew Road, and Shellock Draw Road.

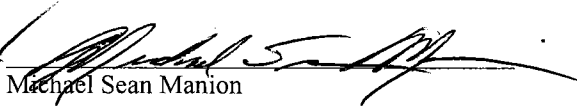
The true and actual consideration for this conveyance is \$110,000.00.

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 20th day of July, 2020


Michael Sean Manion

State of OR } ss
County of KLAMATH }

On this 20th day of July, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Michael Sean Manion, 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 OR
Residing at: KLAMATH Co
Commission Expires: 8-30-21

