

2020-009922

Klamath County, Oregon

RECORDING REQUESTED BY:
PAUL ROY RUHKALA



08/11/2020 10:36:07 AM

Fee: \$87.00

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

KLAMATH LLC, c/o PAUL ROY RUHKALA
4035 Winding Lane
Rockin, CA 95677

THIS SPACE FOR RECORDER'S USE ONLY

STATUTORY WARRANTY DEED

ROYCE ANN BURKS and PAUL ROY RUHKALA, as co-Successor Trustees, of the RUHKALA LIVING TRUST, dated July 30, 1998, ("Grantor"), conveys and warrants to:

KLAMATH LLC, A Montana Limited Liability Company, Certified File Number: C1134144-13071224, Effective Date: October 04, 2019 ("Grantee's"),

the following described real property free of encumbrances, except as specifically set forth herein:

All of THAT PROPERTY situated in KLAMATH COUNTY, Oregon, described more particularly as follows:

The Northeasterly 93 feet of Lot 1 and Lot 2 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

And more commonly known as: 346 Pacific Terrace, Klamath Falls, OR

Map # R-3809-028CD-08100 and 3809-028CD-08000

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

The true consideration for this conveyance is: NO CONSIDERATION.

This property is free of liens and encumbrances.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed on July 28, 2020, in Placer County, California.

Royce Ann Burks
ROYCE ANN BURKS, as successor co-Trustee

Paul Roy Ruhkala
PAUL ROY RUHKALA, as successor co-Trustee

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.

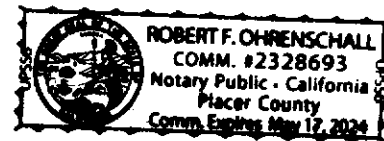
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 07 / 28, 2020, before me, ROBERT F. OHRENSCHALL, a Notary Public, personally appeared ROYCE ANN BURKS, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



[SEAL]

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.

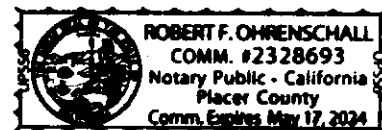
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 07 / 28, 2020, before me, ROBERT F. OHRENSCHALL, a Notary Public, personally appeared PAUL ROY RUHKALA, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



[SEAL]

MAIL TAX STATEMENTS AS ABOVE