



2020-010007

Klamath County, Oregon

08/12/2020 03:20:16 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Silver Lantern, LLC, a Nevada  
Limited Liability Company

707 H Street

Eureka, CA 95501

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

Silver Lantern, LLC, a Nevada  
Limited Liability Company

707 H Street

Eureka, CA 95501

File No. 386507AM

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### STATUTORY WARRANTY DEED

**Sheahan Investment Company, an Oregon Corporation Successor by Merger to Sheahan Investment Company, a Nevada Corporation,**

Grantor(s), hereby convey and warrant to

**Silver Lantern, LLC, a Nevada 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:

**Parcel 1 of Land Partition 17-13 being a replat of Parcel 2 of Land Partition 77-05 and Parcel 2 of Major Land Partition 3-P-89 situated in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon recorded April 10, 2014 in Volume 2014-003174, Microfilm Records of Klamath County, Oregon.**

The consideration paid for the transfer is \$1,300,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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"*

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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 11 day of August, 2020.

Sheahan Investment Company, an Oregon Corporation

By: [Signature]

G. Cameron Sheahan, Jr., as President

State of Oregon}ss.

County of Clackamas

On this 11<sup>th</sup> day of August, 2020, before me, Glenna A. Cooke a Notary Public in and for said state, personally appeared G. Cameron Sheahan, Jr. known to me to be the President of the Sheahan Investment Company Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Glenna A. Cooke

Notary Public for the State of Oregon

Residing at: Walatun, OR

Commission Expires: 07/07/2024

