



2020-010917

Klamath County, Oregon

08/31/2020 11:28:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Bullet Properties LLC, an Oregon Limited Liability
Company

5900 South Sixth St. Suite B

Klamath Falls, OR 97603

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

Bullet Properties LLC, an Oregon Limited Liability
Company

5900 South Sixth St. Suite B

Klamath Falls, OR 97603

File No. 393411AM

STATUTORY WARRANTY DEED

Frank Morgan Grohs ,

Grantor(s), hereby convey and warrant to

Bullet Properties 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:

PARCEL 1:

**Parcel 2 of Minor Land Partition 41-91, situated in Lots 3, 4 and 5 of Block 2, HOMELAND TRACTS in the
NW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon.**

PARCEL 2:

**The Southerly 159 feet of Tracts 4 and 5 in Block 2 of HOMELAND TRACTS, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon, being all of said Tracts except
the Northerly 318 feet of thereof which was previously conveyed by deeds recorded in Book 169, page 365
and Book 179, page 348, Deed Records of Klamath County, Oregon. SAVING AND EXCEPTING
THEREFROM the Westerly 30 feet of said Lot 5 which has been conveyed for road purposes.**

ALSO EXCEPTING THEREFROM all that portion lying within the Enterprise Irrigation District Ditch.


The true and actual consideration for this conveyance is \$375,000.00.

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"

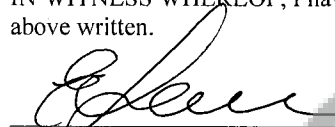
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28 day of August, 2020.


Frank Morgan Grohs

State of IDAHO } ss
County of Ada }

On this 28th day of August, 2020, before me, Erica Lawrence a
Notary Public in and for said state, personally appeared Frank Morgan Grohs, 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 Idaho
Residing at: Meridian, ID
Commission Expires: 11/02/2022

ERICA LAWRENCE
COMMISSION #68913
NOTARY PUBLIC
STATE OF IDAHO