



THIS SPACE RESERVED FOR

2020-011555

Klamath County, Oregon

09/11/2020 09:45:00 AM

Fee: \$92.00

After recording return to:

Jamie Jackson

8251 Markgraf Lane

Klamath Falls, OR 97603

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

Jamie Jackson

8251 Markgraf Lane

Klamath Falls, OR 97603

File No. 392562AM

STATUTORY WARRANTY DEED

Klamath Cascade Group, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jamie Jackson,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$220,000.00.

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"

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 2 of Land Partition 40-04, said Land Partition being a replat of Parcel 3 of Land Partition 20-99, in SE1/4 SW1/4 of Section 6, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A Parcel of land situated in the SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian and being Parcel 3 of unsurveyed Land Partition 11-18, as recorded at the Klamath County Clerk's Office, as 2019-013313, being more particularly described as follows:

Beginning at the center 1/4 corner of said Section 6, thence along the north-south center-of-section line of said Section 6, South 00°01'49" East, 1744.85; thence leaving said north-south center-of-section line and along the north line of Land Partition 11-92, as recorded at the Klamath County Clerk's Office, North 60°44'17" West, 613.88 feet; thence leaving said north line, North 01°00'49" West, 1443.01 feet to the east-west center-of-section line of said Section 6; thence along said east-west center-of section line, North 89°47'44" East, 560.16 feet to the point of beginning.

Basis of bearings is Land Partition 11-18 as filed at the Klamath County Clerk's Office.

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 1 day of September, 2020

Klamath Cascade Group LLC,

By: Robert Stewart
Robert Stewart, President

State of Oregon } ss
County of Klamath }

On this 1 day of September, 2020, ~~2020~~ ²⁰²⁰ before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jamie Jackson 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.

* Robert Stewart
JW

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath

Commission Expires: 10/1/2023

