

Returned at Counter

2020-011621

Klamath County, Oregon



00265519202000116210020026

09/14/2020 08:35:12 AM

Fee: \$87.00

Robert R. Bacon
Diane F. Bacon, Grantors
31420 High St.
Bonanza, OR 97623

Roma62, LLC, Grantee
Bob Bacon, Manager
31990 Hwy 70
Bonanza, OR 97623

After recording return to:
Roma62, LLC
Bob Bacon, Manager
c/o Elisabeth S. Twist, Esq.
4949 Meadows Road, Suite 600
Lake Oswego, OR 97035

Until a change is requested, all
tax statements shall be sent to
the following address:
Roma62, LLC
Bob Bacon, Manager
31990 Hwy 70
Bonanza, OR 97623

WARRANTY DEED

ROBERT R. BACON and DIANE F. BACON, as Tenants by the entirety, Grantors, hereby conveys and warrants to Roma62, LLC an Oregon Limited Liability Corporation, Grantee, all their interest in that certain real property in Klamath County, Oregon:

See attached EXHIBIT A for legal description

This property is free from encumbrances except those of record. The true consideration for this conveyance is \$0 (transfer to LLC).

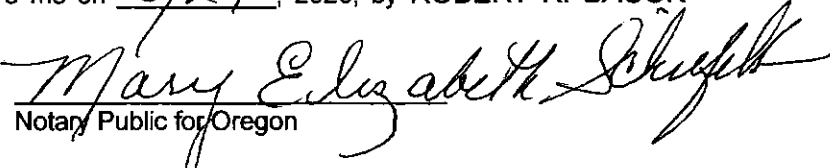
Dated this 29 day of August, 2020.

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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

 ROBERT R. BACON, Grantor	 DIANE F. BACON, Grantor
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STATE OF OREGON, County of Klamath)ss.

Subscribed and Sworn to before me on 8/29, 2020, by ROBERT R. BACON and DIANE F. BACON, Grantors.


Notary Public for Oregon

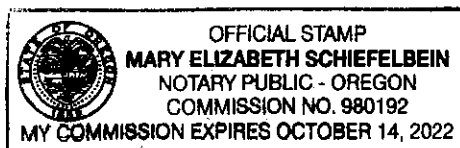


EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1: The East 75 feet of Lots 1, 2 and 3 in Block 4 of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: The Easterly 10 feet of the Westerly 75 feet of Lots 1 and 2 in Block 4 of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.