



2020-013203

Klamath County, Oregon

10/14/2020 12:47:00 PM

Fee: \$92.00

TITLE NO. 0322903
ESCROW NO. EU20-3070 GL
TAX ACCT. NO. 274312
MAP/TAX LOT NO. 35110020001100

GRANTOR

GREAT AMERICAN LANDS LLC

GRANTEE

MARLIN COLE
9351 LIBERTY ROAD S
SALEM, OR 97306

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

GREAT AMERICAN LANDS LLC, a Texas Limited Liability Company, Grantor,

conveys and warrants to

MARLIN COLE, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$30,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances: Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020/2021.
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

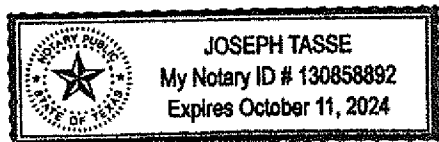
Dated this 12 day of October, 2020.

GREAT AMERICAN LANDS LLC

BY: Jordan Hughey
JORDAN HUGHEY, MANAGING MEMBER

State of Texas
County of Dallas

This instrument was acknowledged before me on October 12th, 2020 by JORDAN HUGHEY,
MANAGING MEMBER OF GREAT AMERICAN LANDS LLC, a Texas Limited Liability Company.



Jordan Tasse
(Notary Public for Texas)
My commission expires 10/11/2024

Unofficial Copy

EXHIBIT "A"

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and the State of Oregon, described as follows:

Beginning at the Southeast corner of said Section 2; thence North $89^{\circ}03'41''$ West along the Southerly line of said Section 2, a distance of 661.44 feet to the most Southerly Southwest corner of a tract of land described in a contract to Mary L. Menkins, recorded October 19, 1977 in Volume M77 page 20005, deed records; thence North $08^{\circ}13'29''$ West along a boundary line of said Menkins tract and its extension, a distance of 2107.74 feet to the most Easterly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77 page 20008, deed records and the true point of beginning of the tract of land herein to be described; thence North $80^{\circ}22'31''$ East a distance of 1010.57 feet to a point on the Easterly line of said Section 2 which is South $0^{\circ}50'47''$ West a distance of 3032.85 feet from the Northeast corner thereof; thence North $0^{\circ}50'47''$ East along the Easterly line of said Section 2, a distance of 1158.62 feet to the most Southerly corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M77, page 20295, deed records; thence North $42^{\circ}01'02''$ West along the Southwesterly line of said Naylor tract a distance of 667.26 feet to most Easterly corner of a tract of land described in a Contract to Dr. George B. Adams, recorded November 3, 1977 in Volume M77 page 21079, deed records; thence South $49^{\circ}06'50''$ West along the boundary line of said Dr. Adams tract a distance of 1438.83 feet to a point in the Easterly line of the afore-said Shannon tract; thence South $40^{\circ}53'10''$ East along the Easterly line of said Shannon tract a distance of 600.00 feet to an angle corner therein; thence continuing along the Easterly line of said Shannon Tract South $16^{\circ}40'58''$ East a distance of 446.58 feet to the true point of beginning.