

412461AM

RECORDING REQUESTED BY:
 **TICOR TITLE**

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Jerry Becraft and Susan Becraft

GRANTEE'S NAME:
Restoration Properties, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 470320070780-AC
Restoration Properties, LLC, an Oregon limited liability company
10792 McGuire Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Restoration Properties, LLC
10792 McGuire Ave
Klamath Falls, OR 97603

5488 Wocus Road, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry Becraft and Susan Becraft, Grantor, conveys and warrants to Restoration Properties, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-TWO THOUSAND AND NO/100 DOLLARS (\$92,000.00). (See ORS 93.030).

Subject to:

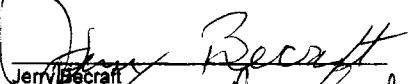
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

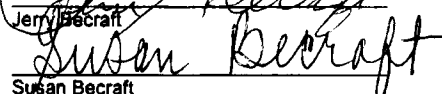
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-15-20



Jerry Becraft


Susan Becraft

State of Oregon
County of Linn

This instrument was acknowledged before me on 15 October, 2020 by
Jerry Becraft and Susan Becraft



Notary Public - State of Oregon

My Commission Expires: 30 April, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NE1/4 SW1/4 situated in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which bears South 89° 49' East a distance of 830.5 feet; thence South 6° 02' West a distance of 690.3 feet from the Northwest corner of the NE1/4 SW1/4 of Section 7 aforesaid; thence South 6° 02' West along said Westerly right of way line a distance of 90 feet; thence North 89° 49' West a distance of 486.54 feet; thence North 6° 02' East parallel to said Westerly right of way line a distance of 90 feet; thence South 89° 49' East a distance of 486.54 feet, to the point of beginning.