

After recording return to:  
**COTTON KEY LLC**  
**301 THELMA DR. #514**  
**CASPER, WY 82609**

Until a change is requested, tax statements  
shall be sent to the following address:  
**COTTON KEY LLC**  
**301 THELMA DR. #514**  
**CASPER, WY 82609**

This space reserved

**2020-013661**

**Klamath County, Oregon**

**10/23/2020 08:16:00 AM**

**Fee: \$87.00**

## WARRANTY DEED

Spencer Seal, Grantor, whose address is PO Box 872590, Vancouver WA 98687, conveys and warrants to Cotton Key, LLC, a Wyoming Limited Liability Company, Grantee, whose address is 301 Thelma Dr. #514, Casper, WY 82609, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

See Attached Exhibit 'A' Made A Part Hereof By Reference.

This property is free from encumbrances, except: None.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.


The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

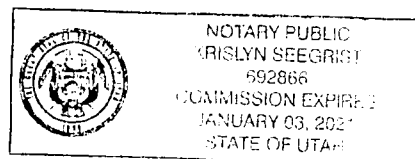
Dated this 14<sup>th</sup> day of October, 2020.

  
\_\_\_\_\_  
Spencer Seal

State of Utah, County of Iron

This instrument was acknowledged before me on October 14, 2020 by  
Spencer Seal

  
\_\_\_\_\_  
My commission expires: 01/03/2021  
Notary Public for the State of Utah



## **EXHIBIT 'A'**

APN: 341053

Map Tax Lot: 3611-003B0-01400

Lot 22 Block 70 Fifth Addition to Nimrod River Park, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

APN: 343015

Map Tax Lot: 3611-004D0-00500

Lot 71 Block 49, 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: 394790

Map Tax Lot: 3711-026B0-02700

Lot 26 Block 97 Klamath Falls Forest Estates Hwy 66 Unit, Plat #4 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 398322

Map Tax Lot: 3711-028D0-01900

Lot 34 Block 21 Klamath Falls Forest Estates Hwy 66 Unit Plat No. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 743752

Map Tax Lot: 4014-00600-01100

The Southeast Quarter of the Southeast Quarter of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING therefrom that portion of the SE 1/4 SE 1/4 Section 6 Township 40 South Range 14 East of the Willamette Meridian in the County of Klamath, State of Oregon lying Westerly of Langell Valley Irrigation District's Easterly right of way boundary of the existing irrigation ditch (East lateral) as conveyed by Warranty Deed recorded September 1, 1989 in Volume M89 Page 16461