



2020-014469

Klamath County, Oregon

11/06/2020 12:08:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Bliss Road Investment, LLC

233 SW Wilson Ave., Ste. 204

Bend, OR 97702

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

Bliss Road Investment, LLC

233 SW Wilson Ave., Ste. 204

Bend, OR 97702

File No. 388717AM

STATUTORY WARRANTY DEED

Hoefler Brothers, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Bliss Road Investment, LLC, an Oregon Limited Liability Company,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$1,270,000.00.

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:

92
2

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 4th day of November, 2020

Hoefler Brothers LLC

By: Roxanne Payne
Roxanne Payne, Managing Member

State of Oregon } ss
County of Washington

On this 4th day of November, 2020, before me, Jason Mills a Notary Public in and for said state, personally appeared Roxanne Payne, Managing Member of Hoefler Brothers LLC, 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.

Jason Mills

Notary Public for the State of Oregon
Residing at: Tigard, OR
Commission Expires: 10/2/22

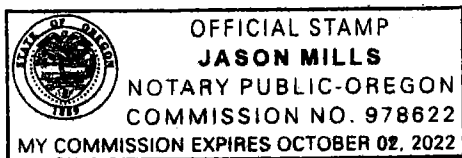


EXHIBIT "A"

388717AM

Partially unsurveyed Parcel 2 Land Partition 30-19 in Section 25, Section 26, S1/2 of Section 23, NE1/4 Section 35, N1/2 Section 36, Township 38 South, Range 11 1/2 East, Willamette Meridian, Klamath County, Oregon and Recorded August 14, 2020, as Instrument Nol. 2020-010171, Klamath County Records and more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 00°08'29" WEST 3087.55 FEET ALONG THE WEST SECTION LINE OF SAID SECTION 25; THENCE NORTH 00°08'29" WEST 461.03 FEET; THENCE NORTH 00°09'50" WEST 1753.18 FEET TO THE NORTHEAST CORNER OF SECTION 26; THENCE ALONG THE NORTH SECTION LINE OF SECTION 25 NORTH 89°58'39" EAST 2500.00 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 19°24'21" EAST 424.03 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 25; THENCE ALONG SAID CENTERLINE SOUTH 00°07'38" EAST 2239.62 FEET TO THE CENTER 1/4 CORNER OF SECTION 25; THENCE LEAVING SAID CENTERLINE NORTH 89°59'09" EAST 2639.01 FEET TO THE EAST 1/4 CORNER OF SECTION 25; THENCE SOUTH 00°06'21" EAST 2640.00 FEET TO THE SOUTHEAST CORNER OF SECTION 25; THENCE SOUTH 00°06'21" EAST 2640.00 FEET TO THE EAST 1/4 CORNER OF SECTION 36; THENCE SOUTH 89°56'39" WEST 1319.50 FEET TO THE EAST 1/16 CORNER OF SECTION 36; THENCE NORTH 00°05'42" WEST 1320.58 FEET TO THE NORTHEAST 1/16 CORNER OF SAID SECTION 36; THENCE SOUTH 89°58'09" WEST 2638.51 FEET TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 36; THENCE SOUTH 00°04'25" EAST 1042.10 FEET; THENCE NORTH 90°00'00" WEST 55.00 FEET; THENCE SOUTH 00°00'00" EAST 73.86 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 70; THENCE ALONG SAID RIGHT-OF-WAY NORTH 60°32'36" WEST 2247.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE LEAVING SAID RIGHT-OF-WAY OF HIGHWAY 70 AND ALONG SAID SOUTH LINE NORTH 89°28'04" EAST 451.05 FEET; THENCE NORTH 89°28'04" EAST 238.58 FEET TO THE EAST SECTION LINE OF SAID SECTION 35; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST SECTION LINE NORTH 00°00'42" EAST 312.50 FEET THENCE NORTH 00°00'42" EAST 329.86 FEET; THENCE NORTH 00°00'42" EAST 610.27 FEET; THENCE NORTH 00°00'42" EAST 50.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.