



2020-014632  
Klamath County, Oregon  
11/10/2020 11:09:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Aric Hodges and Karen Hodges

5923 W 2nd St.

Rio Linda, CA 95673

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

Aric Hodges and Karen Hodges

5923 W 2nd St.

Rio Linda, CA 95673

File No. 407899AM

## STATUTORY WARRANTY DEED

**Business Opportunities And Consulting, LLC an Arizona Limited Liability Company who acquired title as Business Opportunities And Consulting, LLC a Delaware Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Aric Hodges and Karen Hodges, as Tenants by the Entirety,**

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:

### Parcel One

**A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of said Lot 35; thence South 89°40'10" East along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et us., by deed recorded in Book M81, page 10708, Deed Records of Klamath County, Oregon; thence South along the West line of last mentioned parcel a distance of 667.07 feet to the South line of said Lot 36; thence North 89°52'45" West along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less to the Easterly line of a 60 foot roadway; thence along said Easterly line North 07°03'55" East a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence South 89°50'15" East along said North line a distance of 561.0 feet, more or less, to the point of beginning.**

### Parcel Two

**A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:**

**Beginning at a point on the East line of Government Lot 16, said point being the initial point of RIVER'S BEND SUBDIVISION according to the recorded plat thereof; thence Southerly along the Easterly boundary of RIVER'S BEND SUBDIVISION to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South 89°50'15" East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North 0°19'00" West 2274.21 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$354,500.00.

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:

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 6 day of November, 2020

Gerald Romine, Member of Business Opportunities & Consulting, LLC and as  
Manager of 2nd Time Around, LLC, Member of Business Opportunities & Consulting, LLC

By: [Signature] AS ATTORNEY IN FACT FOR GERALD ROMINE  
Gerald Romine, Member by Joe Dobbins, as Attorney in Fact

State of Idaho | ss  
County of Bannock

On this 6 day of November, 2020, before me, Jennifer L Jennings a Notary  
Public in and for said state, personally appeared Gerald Romine, Member by Joe Dobbins, as attorney in fact, 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.

Jennifer L Jennings  
Notary Public for the State of Idaho  
Residing at: Idaho Falls  
Commission Expires: 9/17/2026

