

Returned at Counter

After recording return to:

OLD GROWTH HOLDINGS, LLC

Kristi L Ball, Member

1735 Crescent Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

OLD GROWTH HOLDINGS, LLC

Kristi L Ball, Member

1735 Crescent Ave

Klamath Falls, OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

2020-015995

Klamath County, Oregon



00270375202000159950020023

12/08/2020 12:53:44 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Jack W. Thomas and Marsha J. Thomas, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Old Growth Holdings, 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:

Lots 63 and 64 BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of the Private Service Road Easement, which inures by law thereto by Order of Vacation Recorded June 5, 1954 in Volume 264, Page 243.

The true and actual consideration for this conveyance is estate planning. 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 PROPERT DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING 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 1ST day of DECEMBER, 2020.

Jack W. Thomas

Jack W. Thomas

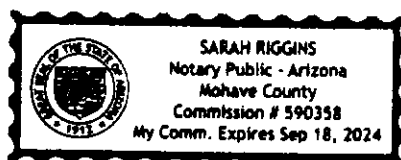
Marsha J. Thomas

Marsha J. Thomas

STATE OF ARIZONA, County of Mohave) ss.

This instrument was acknowledged before me on December 1st 2020²⁰
by Jack W. Thomas

This instrument was acknowledged before me on December 1st 2020
by Marsha J. Thomas



Sarah Riggins
Notary Public for Arizona
My commission expires 9/18/2024