

After recording, return to:
Robert A. Smejkal
P.O. Box 1758
Eugene, Oregon 97440

2020-016936
Klamath County, Oregon
12/29/2020 09:18:01 AM
Fee: \$92.00

Send tax statements to:
TC Ranch II, LLC
2250 Overlook Drive
Lake Oswego, Oregon 97034

STATUTORY WARRANTY DEED

Jeffrey Ross Myers, Grantor, conveys and warrants to TC Ranch II, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon, and described on Exhibit A attached hereto and by this reference incorporated herein.

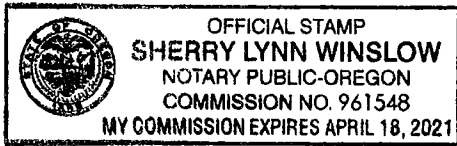
This conveyance is free from monetary liens and encumbrances but subject to: covenants, conditions, restrictions, easements and restrictive covenants of record.

The true and actual consideration for this conveyance is other than money.

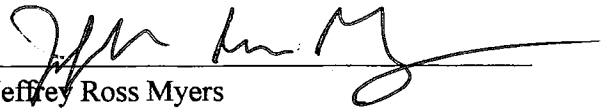
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of December, 2020



GRANTOR:


Jeffrey Ross Myers

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on the 14 day of December, 2020 by
Jeffrey Ross Myers.


NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

A rectangular portion of the NE1/4 SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the county of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Southeasterly direction a distance of 175 feet more or less, to the point of beginning.