

2020-016963

Klamath County, Oregon

12/29/2020 11:08:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

R. BRENT BERSELLI

HOLLAND & KNIGHT LLP

601 SW SECOND AVENUE, SUITE 1800

PORTLAND, OR 97204

GRANTOR'S NAME:

JOSEPH A. HEIDRICK, JR. AND

SUZANNE P. HEIDRICK, TRUSTEES

GRANTEE'S NAME:

QUINLAIN LLC

SEND TAX STATEMENTS TO:

NO CHANGE

STATUTORY WARRANTY DEED

JOSEPH A. HEIDRICK, JR. and SUZANNE P. HEIDRICK, Trustees of the JOSEPH A. HEIDRICK JR. AND SUZANNE P. HEIDRICK FAMILY REVOCABLE TRUST ("Grantor"), convey and warrant to QUINLAIN LLC, an Oregon Limited Liability Company ("Grantee"), the following described real property, located in Klamath County, Oregon, and more particularly described as follows:

The N 1/2 NW 1/4, NE 1/4 and Government Lots 1, 2, 3 and 4 in Section 17, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Liens, encumbrances, covenants, conditions, restrictions and/or easements of record.

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 23 day of December, 2020.

JOSEPH A. HEIDRICK JR. AND
SUZANNE P. HEIDRICK
FAMILY REVOCABLE TRUST


Joseph A. Heidrick, Trustee



Suzanne P. Heidrick, Trustee

[continued on next page]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On DECEMBER 23, 2020, before me, J. AMARO, Notary Public, personally appeared JOSEPH A. HEIDRICK, JR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

 S. AMARO
COMM. # 2182873
NOTARY PUBLIC • CALIFORNIA
YOLO COUNTY
Comm. Exp. MARCH 10, 2021

(Seal)

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

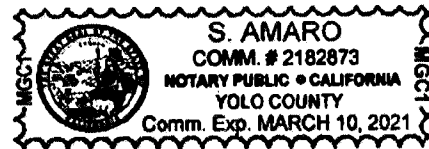
STATE OF CALIFORNIA)
)
COUNTY OF YOLO)

On DECEMBER 29, 2020, before me, S. AMARO, Notary Public, personally appeared SUZANNE P. HEIDRICK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Amaro



(Seal)