



2020-017047

Klamath County, Oregon

12/30/2020 02:27:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Blue Bear Recreation LLC

P.O. Box 968

Bend, OR 97709

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

Blue Bear Recreation LLC

P.O. Box 968

Bend, OR 97709

File No. 420265AM

STATUTORY WARRANTY DEED

Melinda Holberton,

Successor Trustee of the Melvin Countryman Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Blue Bear Recreation LLC,

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:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016D0-01900

2310-016C0-03100

The true and actual consideration for this conveyance is \$560,000.00.

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:

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 17 day of December, 2020

Melvin Countryman Revocable Living Trust

By: Melinda Holberton Trustee
Melinda Holberton, Trustee

State of Oregon } ss.
County of Clatskanie }

On this 17th day of December, 2020, before me, Leah A. Zagel a Notary Public in and for said state, personally appeared Melinda Holberton known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Melvin Countryman Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Leah A. Zagel
Notary Public for the State of Oregon
Residing at: West Linn, OR
Commission Expires: 09-24-2022

