



THIS SPACE RESERVED FOR

2020-017093  
Klamath County, Oregon  
12/31/2020 11:14:01 AM  
Fee: \$87.00

After recording return to:  
Rucker Properties, LLC, a Nevada limited liability  
company  
538 NE Soaring Ct.  
Bend, OR 97701

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

Rucker Properties, LLC, a Nevada limited liability  
company  
538 NE Soaring Ct.  
Bend, OR 97701  
File No. 424178AM

STATUTORY WARRANTY DEED

Jane Cassidy,  
Grantor(s), hereby convey and warrant to

Rucker Properties, LLC, a Nevada 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 7, 8, 9, 10, 11 and the Northerly 15 feet of Lots 12 and 13 of Block 39 of HILLSIDE ADDITION to the  
City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

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

3809-028BC-00100  
3809-028BC-00200  
3809-028BC-00300  
3809-028BC-00400

The true and actual consideration for this conveyance is \$900,000.00.

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: none.



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 30 day of December, 2020

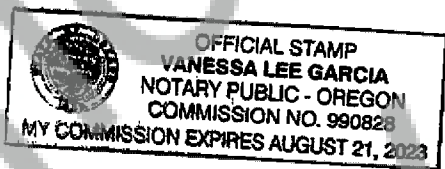
Jane Cassidy  
Jane Cassidy

State of Oregon ) ss  
County of Benton

On this 29 day of December, 2020, before me, Vanessa Lee Garcia a Notary Public in and for said state, personally appeared Jane Cassidy, known or identified to me to be the person(s) whose name(s) 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.

Vanessa Lee Garcia  
Notary Public for the State of Oregon  
Residing at: Canal  
Commission Expires: 8-21-23



Unofficial Copy