



2021-000370

Klamath County, Oregon

01/11/2021 10:11:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Varnum Revocable Trust U/T/A dated November 13,  
2018

63985 Scenic Dr

Bend, OR 97703

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

Varnum Revocable Trust U/T/A dated November 13,  
2018

63985 Scenic Dr

Bend, OR 97703

File No. 429665AM

### STATUTORY WARRANTY DEED

**Little Deschutes River Properties, LLC,**

Grantor(s), hereby convey and warrant to

**Conley J Varnum and C Robin Varnum, as Co-Trustees of the Varnum Revocable Trust U/T/A dated  
November 13, 2018,**

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:

**A tract of land situated in the NW1/4 of Section 17, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northwest corner of Section 17, Township 24 South, Range 9 East of the Willamette Meridian; thence East 1,320 feet along the North line of the NW1/4 of Section 17; thence South 875 feet to the true point of beginning; thence South 28°26' West 811 feet; thence South 28°49' West 373 feet; thence South 44°18' West 640 feet; thence South 39°31' West 316 feet to the Southerly line of said NW1/4 thence East along said Southerly line to the center thread of the Little Deschutes River; thence following the said center thread in a Northerly direction to its intersection with the Northerly line of Kokanee Lane in the plat of Roberts River Acres, if said lane was extended Northwesterly; also intersecting the South line of an instrument recorded in Volume M67, page 6469, thence Westerly along the South line of said instrument to the point of beginning.**

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

2409-017B0-00400

The true and actual consideration for this conveyance is \$250,000.00.

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:

Said above-described property includes an easement for ingress and egress over Kokanee Lane/Houser Lane, and conditional use permit per Case No. CUP51-03.

Return to:  
**AmeriTitle**

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 6 day of January, 2021.

Little Deschutes River Properties, LLC

Robert E Maloney Jr.  
Robert E Maloney, Jr, sole member

State of Oregon } ss  
County of Multnomah }

On this 6<sup>th</sup> day of January, 2021, before me, Melissa Renae Mathis a Notary Public in and for said state, personally appeared Robert E Maloney Jr, known or identified to me to be the person(s) whose name(s) is/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.

Melissa Renae Mathis  
Notary Public for the State of Oregon  
Residing at: Portland, Oregon  
Commission Expires: February 6, 2022

