



After recording return to:
Alex Brinkert and Christina Gochenour
63408 Omer Drive
Bend, OR 97701

Until a change is requested all tax
statements shall be sent to the
following address:
Alex Brinkert and Christina Gochenour
63408 Omer Drive
Bend, OR 97701

File No.: 7064-3656328 (SNB)

Date: January 13, 2021

4:36:37 PM

THIS SPACE RESERVED FOR RECORD

2021-002125

Klamath County, Oregon

02/11/2021 09:15:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

47 Research and Services LLC, Grantor, conveys and warrants to **Alex Brinkert and Christina Gochenour as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 1 Block 1 River Pines Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 34°15'15" East 352 feet; thence South 59°12' East 252 feet; thence South 30°48' West 189.46; thence North 89°57'33" West to the point of beginning.

SAVING AND EXCEPTING therefrom any portion lying within the Dalles-California Highway and the Walker Basin Canal.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$34,500.00**. (Here comply with requirements of ORS 93.030)

After recording return to
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

File No.: **7064-3656328 (SNB)**

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 _____ day of 02/10/2021, 20____.

47 Research and Services LLC

By: Patrick Sturbelle
Name: Patrick Sturbelle
Title: Member/Manager

By: Florence Sturbelle
Name: Florence Sturbelle
Title: Member/Manager

By: Benjamin Sturbelle
Name: Benjamin Sturbelle
Title: Member/Manager

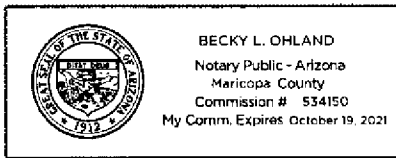
APN:

Statutory Warranty Deed
- continued

File No.: **7064-3656328 (SNB)**

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 10th day of February, 20 2021
by Patrick Sturbelle, Florence Sturbelle, and Benjamin Sturbelle as Member/Managers of 47 Research and
Services LLC, on behalf of the 47 Research and Services LLC by means of communication technology .





Notary Public for Arizona
My commission expires: 10/19/2021

Notarized online using audio-video communication