



02/16/2021 02:45:47 PM

Fee: \$87.00

Returned at Counter

**AFTER RECORDING RETURN TO:**

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

**GRANTOR'S NAME AND ADDRESS:**

Anita J. Unruh, Trustee  
Clark C Unruh Trust, utad 09-26-1985

Anita J. Unruh Trustee  
Clark C. Unruh Family Trust utad 09-26-1985  
c/o Lori Moore  
20110 Paygr Rd.  
Malin, OR 97632

**GRANTEE'S NAME AND ADDRESS:**

Aspen west, LLC, an Oregon Limited Liability  
Company  
P. O. Box 64  
Malin, OR 97632

**SEND TAX STATEMENTS TO:**

Aspen West, LLC  
P. O. Box 64  
Malin, OR 97632

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That ANITA J. UNRUH, TRUSTEE OF THE CLARK C. UNRUH TRUST utad SEPTEMBER 26, 1985, and ANITA J. UNRUH, TRUSTEE OF THE CLARK C. UNRUH FAMILY TRUST utad SEPTEMBER 26, 1985, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ASPEN WEST, LLC, an Oregon Limited Liability Company, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:**

**Parcel 1:**

Beginning at a point 130 feet East of the Southwest corner of Lot 1 in Section 21, Township 41 South, Range 12 East, W.M., which point of beginning is also on the South boundary line of said Lot 1; extending thence East along the South boundary line of said Lot 1, a distance of 100 feet; thence North at right angles a distance of 200 feet; thence West along a line parallel with said South boundary line of said Lot 1 a distance of 100 feet; thence South 200 feet, more or less, to the point of beginning; being a portion of Farm Unit "E" in said Section 21.

Property ID No. 111505  
Map Tax Lot No.: 4112-021DA-00600

**Parcel 2:**

Beginning at the SW corner of Government Lot One in Section 21, Township 41 South, Range 12 East, W.M.; thence East 330 feet along the South line of said Government Lot One to the True Point of Beginning; thence East along the South line of Government Lot One 100 feet to a point; thence North 200 feet to a point; thence West parallel to the South line of said Government Lot one 100 feet to a point; thence South 200 feet to the True Point of Beginning.

Property ID No.: 111541  
Map Tax Lot No.: 4112-021DA-00400

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29<sup>th</sup> day of January, 2021; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

CLARK C. UNRUH TRUST  
utad SEPTEMBER 26, 1985

CLARK C. UNRUH FAMILY TRUST  
utad SEPTEMBER 26, 1985

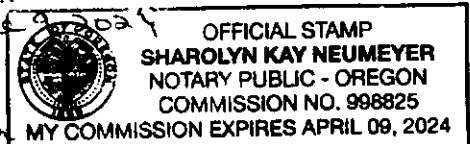
Anita J. Unruh TEE  
Anita J. Unruh, Trustee

Anita J. Unruh TEE  
Anita J. Unruh, Trustee

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of January, 2021, as Trustee of the Clark C. Unruh Trust.

Sharolyn Kay Neumeier  
NOTARY PUBLIC FOR OREGON  
My Commission expires: April 9, 2024



STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of January, 2021, as Trustee of the Clark C. Unruh Family Trust.

Sharolyn Kay Neumeier  
NOTARY PUBLIC FOR OREGON  
My Commission expires: April 9, 2024

