



2021-006367

Klamath County, Oregon

04/22/2021 02:08:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Ponderosa Peaks Ranch LLC, an Oregon limited
liability company

41202 NW Lodge Rd

Banks, OR 97106

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

Ponderosa Peaks Ranch LLC, an Oregon limited
liability company

41202 NW Lodge Rd

Banks, OR 97106

File No. 429918AM

STATUTORY WARRANTY DEED

Aza Kemper, as Trustee of the Aza Kemper Revocable Living Trust dated March 28, 2017,

Grantor(s), hereby convey and warrant to

Ponderosa Peaks Ranch LLC, an Oregon 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$172,000.00.

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 21 day of Apr 2021.

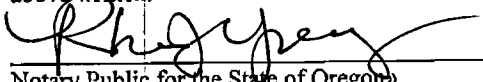
Aza Kemper Revocable Living Trust


Aza Kemper, Trustee

State of Oregon} ss.
County of Klamath}

On this 21 day of April, 2021 before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Aza Kemper known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Aza Kemper 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.


Notary Public for the State of Oregon
Residing at: Medford OR
Commission Expires: 12-26-22

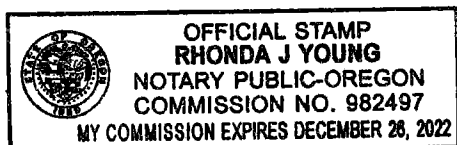


EXHIBIT 'A'

File No. 429918AM

PARCEL I:

A parcel of land in the North one-half of Section 19 and the Northwest quarter of Section 20, Township 32 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point located on the South Boundary line of the North one-half of said Section 19 and 40 feet East of the West Quarter-corner monument of said Section 19; thence Easterly along the South line of the North one-half of said Section 19 and the South line of the Northwest quarter of said Section 20 to the thread of the Williamson River; thence Northerly along the thread of the Williamson River to a point 1360 feet South of the North section line of said Section 20; thence Westerly along a line parallel to and 1360 feet South of the North section line of said Sections 19 and 20 to a point 40 feet East of the West section line of said Section 19; thence South and parallel to the West section line of said Section 19 to the point of beginning;

PARCEL II:

Southwest quarter of Section 20, Township 32 South, Range 8 East of the Willamette Meridian; in the Klamath County, Oregon.