

Return To:



2021-007039

Klamath County, Oregon

05/05/2021 01:48:00 PM

Fee: \$92.00

After Recording Return to:
Wood River Ranch, LLC
475 Nabor St.
San Leandro, CA 94578

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE14362

459236AM

STATUTORY WARRANTY DEED

Wood River Lodge LLC,

herein called grantor, convey(s) and warrant(s) to

Wood River Ranch, LLC, an Oregon Limited Liability Company

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

see attached legal

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$915,000.00.**

Return To:
Deschutes County
Title Company

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, AND 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: 5/4/2021

Wood River Lodge LLC

By: Greg G. Hogensen

Greg G. Hogensen, manager

STATE OF OREGON, County of Clackamas) ss. Oregon

On 5/4/2021, personally appeared the above named Greg G Hogensen, as manager of **Wood River Lodge LLC** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires:

Official Seal

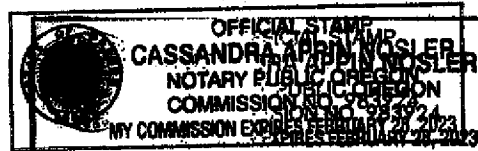


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government Lots 4 and 21 of Section 15, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Lots 3 and 4 of Block 2, and the North 1/2 of vacated B Street adjacent in HOYT'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

The Southern 95 feet of Lot 2 and all of Lot 3, in Block 3 of HOYT'S ADDITION to the Town of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.