



2021-007310

Klamath County, Oregon

05/07/2021 01:34:06 PM

Fee: \$92.00

TITLE NO. 457791AM  
ESCROW NO. EU21-1176 SB  
TAX ACCT. NO. 146933  
MAP/TAX LOT NO. 2407-018AO-01100

**GRANTOR**

T.L. LANTZ, LLC

**GRANTEE**

TRAVIS CRAIG and KEILA CRAIG

PO BOX 791  
Pleasant Hill, OR 97455

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

T.L. LANTZ, LLC, an Oregon Limited Liability Company, Grantor,  
conveys and warrants to  
TRAVIS CRAIG and KEILA CRAIG, not as tenants in common, but with the right of survivorship, Grantee,  
the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$50,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

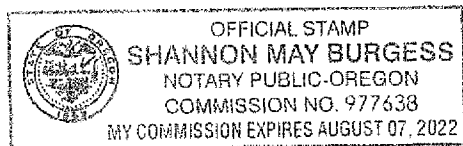
Dated this 7 day of May, 2021.

T.L. LANTZ, LLC, AN OREGON  
LIMITED LIABILITY COMPANY

BY: Timmy L. Lantz  
TIMMY L. LANTZ, TRUSTEE OF  
THE TIMMY L. LANTZ REVOCABLE  
TRUST DATED 1/29/2008, AS AMENDED  
OR RESTATED, AS MEMBER/MANAGER

State of Oregon  
County of LANE

This instrument was acknowledged before me on May 7<sup>th</sup>, 2021 by TIMMY L. LANTZ,  
TRUSTEE OF THE TIMMY L. LANTZ REVOCABLE TRUST AS MEMBER/MANAGER OF T.L. LANTZ, LLC.



[Signature]  
(Notary Public for Oregon)  
My commission expires 8/7/2022

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3, Block 3, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial  
Copy