



2021-008546

Klamath County, Oregon

05/28/2021 11:20:01 AM

Fee: \$102.00

THIS SPACE RESERVED FOR

After recording return to:

Raven Canyon Enterprises LLC, an Oregon limited
liability company

30034 Oneil Dr

Klamath Falls, OR 97601

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

Raven Canyon Enterprises LLC, an Oregon limited
liability company

30034 Oneil Dr

Klamath Falls, OR 97601

File No. 455004AM

STATUTORY WARRANTY DEED

BVTC, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Raven Canyon Enterprises 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 \$1,116,250.00.

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:

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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 26th day of May, 2021.

BVTC, LLC, an Oregon Limited Liability Company

By: Bart A. Lewellyn
Bart A. Lewellyn, Member

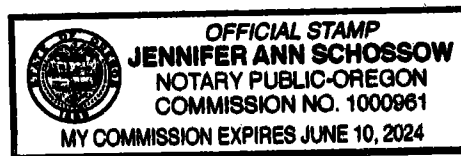
By: Victoria W. Lewellyn
Victoria W. Lewellyn, Member

State of OR. } ss
County of Deschutes }

On this 26 day of May, 2021, before me, Jennifer A Schossow a Notary Public in and for said state, personally appeared Bart A. Lewellyn and Victoria W. Lewellyn known or identified to me to be the Members in the Limited Liability Company known as BVTC, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 OR.
Residing at: Klamath County
Commission Expires: Deschutes Co
06-10-2024



Dated this 26 day of May, 2021

BVTC, LLC, an Oregon Limited Liability Company

By: [Signature]
Timothy L. Patterson, Member

By: [Signature]
Cindy L. Patterson, Member

State of Oregon } ss
County of Klamath }

On this 26 day of May, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Timothy L. Patterson and Cindy L. Patterson known or identified to me to be the Members in the Limited Liability Company known as BVTC, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

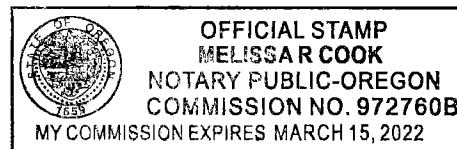


EXHIBIT "A"

PARCEL 1:

A piece or parcel of land situate in portions of Government Lots 2 and 4 and the SE1/4 NW1/4 all in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the meander corner of the 1858 Meander Line, common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 15°58'10" East 174.6 feet to a point on the Southeasterly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence South 32°22' West along said Southeasterly highway right of way line 668.75 feet to an O.S.H.D. brass disc monument; thence continuing South 32°22' West along said highway right of way 1163.20 feet to the true point of beginning of this description; thence South 57°38' East 260.00 feet to a point; thence South 30°34'50" West 1284.01 feet to a point; thence South 32°22' West 44.23 feet to a point; thence North 62°18'20" West 301.02 feet to a point on the Southeasterly right of way line of said U.S. Highway 97; thence North 32°22' East 1352.14 feet to the true point of beginning.

PARCEL 2:

A parcel of land lying in the NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, the said parcel being described as follows:

Beginning on the Southwesterly line of Lot 75 of the Townsite of Worden at a point 80.05 feet Northwesterly (when measured along said Southwesterly line) from the center line of the Dalles-California Highway; thence Southeasterly along said Southwesterly line to a line which is parallel with and 50 feet Northwesterly of said center line; thence Southwesterly parallel with and 50 feet Northwesterly of said center line to the South line of said NW1/4; thence West along said South line to the Northwesterly line of that property designated as Parcel 2 and described in that deed to Klamath County, recorded in Book 101 at page 470, Deed Records of Klamath County, Oregon; thence Northeasterly along said Northwesterly line to the most Northerly corner of said property; thence Northeasterly in a straight line to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of vacated McCullough Street.

PARCEL 3:

A portion of the SE1/4 NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Donald G. Mathis and Klara M. Mathis also known as Klara Mathis, husband and wife by Deed recorded June 19, 1978 in Book M78, page 12959, Microfilm Records of Klamath County, Oregon; thence Southwesterly along the Westerly line of the property conveyed in Deed Volume M78, page 12959, to the South line of the NW1/4 of said Section 34; thence Westerly a distance of 118.3 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad property; thence Northeasterly along the Southeasterly boundary of said railroad right of way 488.8 feet, more or less, to the Northerly line of McCullough Street in the plat of Worden, now vacated; thence Southeast along the North line of said McCullough Street, now vacated to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of McCullough Street, now vacated.