

459649AM Amerititle

File No.: 21-177634

**2021-009248**

**Klamath County, Oregon**

06/10/2021 03:05:01 PM

Fee: \$92.00

Grantor
Bettie Egerton 536 SW Mt Jefferson Street McMinnville, OR 97128
Grantee
JH-OR Properties, LLC 8965 Split Rail Road La Pine, OR 97739
After recording return to
JH-OR Properties, LLC 8965 Split Rail Road La Pine, OR 97739
Until requested, all tax statements shall be sent to
JH-OR Properties, LLC 8965 Split Rail Road La Pine, OR 97739 Tax Acct No(s): R-2310-02700-00700-000, R137408

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Bettie Egerton, Grantor(s) convey and warrant to JH-OR Properties, LLC, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances of record

The true consideration for this conveyance is **\$168,000.00**. (Here comply with requirements of ORS 93.030)

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.

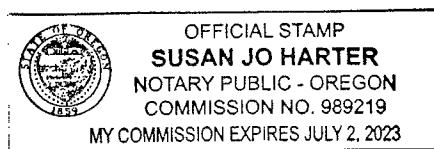
Executed this 12 day of May, 2021

Bettie Egerton  
Bettie Egerton

STATE OF OREGON  
COUNTY OF Yamhill

This instrument was acknowledged before me this 12<sup>th</sup> day of May, 2021 by Bettie Egerton.

Susan Jo Harter Notary Public  
Notary Public for Oregon  
My Commission Expires: 07/02/2023



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

Parcel 1

A tract of land situated in the NW1/4 SE1/4 of Section 27, Township 23 South, Range10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the NW corner of the NW1/4 SE1/4 of said Section 27 bears South 89° 55' 42" West, 358.99 feet; thence North 89° 55' 42" East 324.10 feet; thence South 672.17 feet; thence West 324.10 feet, thence North 671.77 feet to the point of beginning.