



THIS SPACE RESERVED FOR

2021-010014

Klamath County, Oregon

06/28/2021 09:49:01 AM

Fee: \$87.00

After recording return to:

JKH Investments LLC

1328 Carlson Dr.

Klamath Falls, OR 97603

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

JKH Investments LLC

1328 Carlson Dr.

Klamath Falls, OR 97603

File No. 467886AM

STATUTORY WARRANTY DEED

Rich Timm,

Grantor(s), hereby convey and warrant to

JKH Investments 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:

Lots 6 and 7 in Block 2 of FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. AND that portion of Lots 8 and 9 in said Block 2 of FAIRHAVEN HEIGHTS, described as follows:

Beginning at a point on the Southwesterly line of said Lot 8 from which the Southeast corner of said Lot 9 bears South 41° 45' 00" East 122.00 feet; thence North 52° 17' 03" East 64.34 feet; thence North 72° 33' 33" East 55.86 feet to a point on the East line of said Lot 9; thence North 08° 52' 00" East 14.30 feet to the Northeast corner of said Lot 9; thence North 62° 10' 00" West 105.40 feet to the Northwesterly corner of said Lot 8; thence South 27° 50' 00" West 95.36 feet to the Southwesterly corner of said Lot 8; thence South 41° 45' 00" East 47.06 feet to the point of beginning of this description, with bearings based on the survey of Property Line Adjustment 41-96.

The true and actual consideration for this conveyance is \$235,000.00.

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 24 day of 6 2021.

Rich Timm
Rich Timm

State of OR } ss
County of KLAMATH

On this 24th day of June, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rich Timm, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8.30.21

