



THIS SPACE RESERVED FOR

2021-010480

Klamath County, Oregon

07/06/2021 02:05:00 PM

Fee: \$92.00

After recording return to:

Pasos Management, LLC, a California Limited
Liability Company

29441 Easy St

Klamath Falls, OR 97601

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

Pasos Management, LLC, a California Limited
Liability Company

29441 Easy St

Klamath Falls, OR 97601

File No. 457032AM

STATUTORY WARRANTY DEED

Jeannine M. Wencil Sanders, who acquired title as Jeannine M. Wencil,

Grantor(s), hereby convey and warrant to

Pasos Management, LLC, a California 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is \$20,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 14th day of June, 2021.

Jeannine M Wencil Sanders
Jeannine M. Wencil Sanders

State of NM } ss
County of BERNALILLO }

On this 14th day of June, 2021, before me, Lorraine S Alires Notary Public in and for said state, personally appeared Jeannine M. Wencil Sanders, 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.

Lorraine S Alires
Notary Public for the State of NM
Residing at: Albuquerque NM 87112
Commission Expires: 3-5-2025



OFFICIAL SEAL
LORRAINE S. ALIRES
Notary Public
State of New Mexico
My Comm. Expires: 03-05-2025

EXHIBIT "A"

457032AM

PARCEL 1:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NE1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89° 49' East along the North line of the SW1/4 NE1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42° 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35° 54' West along the Easterly line of the County Road a distance of 34.60 feet to an iron pin marking the True Point of Beginning of this description; thence South 35° 54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54° 06' East a distance of 100.00 feet to an iron pin; thence North 35° 54' East a distance of 76.00 feet to an iron pin; thence North 54° 06' West a distance of 100.00 feet to the true point of beginning.

PARCEL 2:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NE1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89° 49' East along the North line of the SW1/4 NE1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42° 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35° 54' West along the Easterly line of the County Road a distance of 110.60 feet to an iron pin marking the True Point of Beginning of this description; thence South 35° 54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54° 06' East a distance of 100.00 feet to an iron pin; thence North 35° 54' East a distance of 76.00 feet to an iron pin; thence North 54° 06' West a distance of 100.00 feet to the true point of beginning.