



THIS SPACE RESERVED FOR

2021-010483

Klamath County, Oregon

07/06/2021 02:16:00 PM

Fee: \$97.00

After recording return to:

Pasos Management, LLC, a California Limited
Liability Company

29441 Easy Street

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 Street

Klamath Falls, OR 97601

File No. 458467AM

STATUTORY WARRANTY DEED

**Jacqueline Jon Smith who acquired title as Jacqueline Jon Sloan and Peggy M. Stivers
with right of survivorship not as tenants in common as to Parcels 1 and 2**

**Jacqueline Jon Smith and Peggy M. Stivers,
not as tenants in common but with cross rights of survivorship as to Parcel 3,**

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 Attached Exhibit A

The true and actual consideration for this conveyance is \$30,000.00.

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

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 23rd day of June, 2021.

Jacqueline Jon Smith
Jacqueline Jon Smith

Peggy M. Stivers, by Jacqueline Jon Smith
Peggy M. Stivers, by Jacqueline Jon Smith, her attorney in fact
her attorney in fact

State of Oregon} ss.
County of Klamath}

On this 23rd day of June, 2021, before me Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Jacqueline Jon Smith, Individually and Jacqueline Jon Smith known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Peggy M. Stivers, and acknowledged to me that he/she/they subscribed the name of Peggy M. Stivers as principal and his/her own name as Attorney-in-fact.

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

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

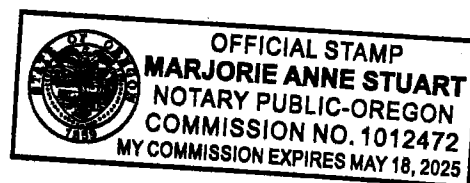


EXHIBIT "A"

458467AM

PARCEL 1:

All of the N1/2 of the N1/2 of the SW1/4 of the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, except for the following:

- (1) That portion of said N1/2 of the N1/2 of the SW1/4 of the NE1/4 contained in the Third Addition to Sportsman Park, Klamath County, Oregon; and
- (2) Any portion of said N1/2 of the N1/2 of the SW1/4 of the NE1/4 contained in the following described tract of land, to-wit:

Beginning at the Northwest corner of the SW1/4 of the 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 said SW1/4 of the NE1/4 of said Section 3, a distance of 596.42 feet to the Easterly line of the County Road which is also known as the Klamath Falls-Rocky Point Road or Westside Highway; thence South 42°29' West along the Easterly line of said County Road a distance of 40.56 feet to the true point of beginning; thence, continuing South 42°29' West along the Easterly line of said County Road a distance of 10.58 feet to an iron pin; thence, South 35°54' West along the Easterly line of the County Road 414.60 feet to an iron pin; thence South 53°28' West along the Easterly line of said County Road a distance of 71.17 feet to an iron pin; thence, South 36°32' East a distance of 100 feet to an iron pin; thence North 53°28' a distance of 86.62 feet to an iron pin; thence North 35°54' East a distance of 511.59 feet to an iron pin; thence North 89°49' West a distance of 121.67 feet to the point of beginning.

- (3) All that portion lying Westerly of the Easterly line of State Highway 421 (Westside Road) Rocky Point Road.

- (4) A tract of land situated in the SW1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as shown on Lot Line Adjustment 26-94, more particularly described as follows:

Beginning at a point, shown on record of Survey No. 932 as the most Easterly corner of Lot 7, from which the C-N 1/16 corner of said Section 3, as computed from said record of Survey No. 932, bears North 45°19' West 101.19 feet and North 40°19'52" West 492.53 feet; thence South 53°28' West 86.62 feet to the

most Southerly corner of said Lot 7; thence South 60°36'05" East 24.07 feet; thence North 37°30'09" East 79.88 feet to the point of beginning.

PARCEL 2:

A 30-foot strip of land situated in Tract A of Harriman Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South Boundary of the NW1/4 of the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, said point being on the Easterly boundary of the County Road, said point being the most Westerly corner of said Tract A, and said point being South 89°49' East (North 87°43' East, by "Harriman Park" Subdivision) a distance of 589.2 feet from the Southwest corner of the NW1/4 of the NE1/4 of said Section 3; thence South 89°49' East (North 87°43' East by "Harriman Park" Subdivision) along the South boundary of the NW1/4 NE1/4 of said Section 3 a distance of 400.29 feet; thence North 35°54' East a distance of 36.95 feet to an iron pin; thence North 89°49' West parallel with and 30 feet distant at right angles from the South boundary of the NW1/4 NE1/4 of said Section 3 a distance of 394.56 feet to an iron pin on the Easterly boundary of the Country Road; thence South 42°29' West (South 40°01' West by "Harriman Park" Subdivision) along the Easterly boundary of the County Road a distance of 40.56 feet, more or less, to the point of beginning.

PARCEL 3:

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 of the 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 SE1/4 of the 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 40.56 feet to an iron pin marking the True Point of Beginning of this description; thence continuing South 42°29' West along the Easterly line of the County Road a distance of 10.58 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; thence South 54°06' East a distance of 100.00 feet to an iron pin; thence North 35°54' East a distance of 116.14 feet to an iron pin; thence North 89°49' West a distance 121.67 feet to the True Point of beginning of this description.