



THIS SPACE RESERVED FOR

2021-010647

Klamath County, Oregon

07/08/2021 01:36:04 PM

Fee: \$92.00

After recording return to:

Rebekah K. Dodds and Stephen T. Dodds

1575 E. Nevada St.

Ashland, OR 97520

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

Rebekah K. Dodds and Stephen T. Dodds

1575 E. Nevada St.

Ashland, OR 97520

File No. 459916AM

STATUTORY WARRANTY DEED

BAB, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Rebekah K. Dodds and Stephen T. Dodds, as Tenants by the Entirety,

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 \$380,000.00.

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 and Manufactured home 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 7 day of July, 2021.

BAB, LLC, an Oregon Limited Liability Company

By: [Signature]

David S. Artoff, Managing Member

State of Oregon} ss
County of Jackson}

On this 7 day of July, 2021, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared David S. Artoff known or identified to me to be the Managing Member in the Limited Liability Company known as BAB, 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: Jackson County

Commission Expires: 12-26-22

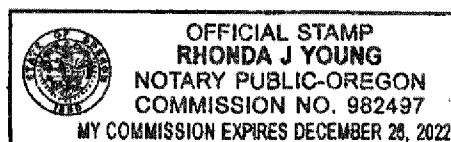


EXHIBIT 'A'

File No. 459916AM

PARCEL 1:

All that portion of the following described parcel of land which lies West of the right of way of the relocated The Dalles-California Highway:

Beginning at a point on the Westerly right of way line of the Old The Dalles-California Highway which bears North 89° 42' West a distance of 770.8 feet and South 6° 02' West a distance of 343.1 feet from the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Along the Westerly right of way line of the Old The Dalles-California Highway South 6° 02' West a distance of 575.3 feet to a point on the said right of way line; thence along said right of way line South 16° 26' West a distance of 73.8 feet to a point on said right of way line; thence North 89° 42' West a distance of 475.4 feet to a point on the forty line; thence along the forty line North 2° 32' East a distance of 643.8 feet to a point; thence South 89° 42' East a distance of 528.4 feet to the point of beginning.

PARCEL 2:

The portion of NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the right of way of the Dalles-California Highway (U.S. #97) as described in Deed recorded in Book 138 at page 81, Deed Records of Klamath County, Oregon, and South of the property deeded to C.C. Randolph as described in Deed dated December 29, 1928, recorded December 13, 1940 in Book 134 at page 51, Deed Records of Klamath County, Oregon; and also that portion of NW1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, lying Southerly of premises conveyed in Deed recorded in Book 109 at page 17, and Easterly of premises conveyed in Deed recorded in Book 185 at page 157, Deed Records of Klamath County, Oregon, and Easterly of Railway of Central Pacific Railway Company.

PARCEL 3:

Lot 1, Block 1, TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Railroad Street that attaches thereto by Order recorded June 22, 1964 in Volume 354, page 39, Deed Records of Klamath County, Oregon.