



After recording return to:

LTD - J&R, LLC

246 Sky Ridge Drive

Klamath Falls, OR 97603

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

LTD - J&R, LLC

246 Sky Ridge Drive

Klamath Falls, OR 97603

File No. 471442AM

THIS SPACE RESERVED FOR R

2021-010882

Klamath County, Oregon

07/14/2021 08:22:05 AM

Fee: \$92.00

SPECIAL WARRANTY DEED

Klamath County, a Political Subdivision of the State of Oregon,

Grantor(s) hereby conveys and specially warrants to

LTD - J&R, LLC, an Oregon Limited Liability Company,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$50,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 8th day of July, 2021.

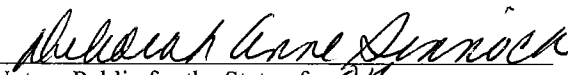
Klamath County

By: 

Rick Vaughn, Tax Collector/Property Manager

State of OR } ss
County of Klamath

On this 8th day of July, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rick Vaughn, Tax Collector/Property Manager for Klamath County, 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.


Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8/30/21

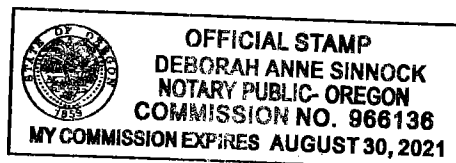


EXHIBIT "A"

471442AM

Beginning at a point 48.5 feet South of the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 646.5 feet to the right of way of the Oregon California and Eastern Railway Company; thence Northwesterly along said right of way 162 feet; thence Northerly 576.3 feet to the South side of the Dalles-California Highway; thence Easterly 150 feet to the place of beginning.

SAVING AND EXCEPTING from said premises the portions conveyed to the State of Oregon for Highway purposes.

Also SAVING AND EXCEPTING the following described parcel: A tract of land situated in the Southeast Quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the East one-fourth corner of said Section 3; thence South 89°52' West 1,275.74 feet; thence South 00°21'47" East 54.10 feet to a one-half inch pipe on the Southerly right of way line of the Dalles-California Highway marking the Northeast corner of that parcel of land described in Volume 251, page 162, Deed Records of Klamath County, Oregon; thence continuing South 00°21'47" East along the East line of said parcel described in said Volume 251, page 162, Deed Records of Klamath County, Oregon, 233.00 feet to the true point of beginning of this description; thence continuing South 00°21'47" East along said line 395.64 feet to the Northerly right of way line of the Oregon-California and Eastern Railway Company; thence North 67°41' West along said right of way line 156.57 feet (162 feet by Record); thence North 00°55'30" West along the West line of said Parcel described in Volume 251, page 162, Deed Records of Klamath County, Oregon, 334.24 feet; thence North 89°14' East 147.71 feet to the true point of beginning of this description.

And also SAVING AND EXCEPTING the following described parcel:

A parcel of land lying in the NE1/4 SE1/4 and NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of that property designated as Parcel 2 and described in that Statutory Warranty Deed to Patrick Brady, recorded February 20, 2009 in Book 2009, Page 002643, Klamath County Record of Deeds, said parcel being that portion of said property lying between lines at right angles to the centerline of the relocated Klamath Falls - Lakeview Highway at Engineer's Stations 58+90 00 and 61+16 00 and included a strip of land 41.00 feet in width, lying on the Southerly side of said center line, which center line is described as follows:

Beginning at Engineer's center 24+00 00, said station being 1,973.05 feet West and 1,304.43 North of the Center quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 55°50'25" East, 1765.50 feet; thence on a spiral curve left (the long chord of which bears South 59°31'15" East 469.22 feet) 470.00 feet; thence on a 1,219.06 foot radius curve left (the long chord of which bears South 72°54'28" East 255.81 feet) 256.28 feet; thence on a spiral curve left (the long chord of which bears South 86°17'41" East 469.22 feet) 470.00 feet to Engineer's center line Station 53+61 77 Back equals 53+70 60 Ahead, thence South 89°58'31" East 2,150.39 feet to Engineer's Station 75+20 99 Back equals 75+21 60 Ahead, on said center line.

Bearings are based on County Survey No. 7892, filed January, 2012, Klamath County, Oregon.