

2021-011440

Klamath County, Oregon



00284470202100114400020028

07/26/2021 01:11:03 PM

Fee: \$87.00

After Recording Return to:

Derek D. Simmons
Simmons Law, PC
2270 NW Aviation Drive, Ste 4
Roseburg, OR 97470

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

Mahina Property, LLC
789 Cherokee Ave.
Roseburg, OR 97471

Consideration: \$0

WARRANTY DEED - STATUTORY FORM

Nicholes S. Sexton and Cynthia K. Sexton, husband and wife, as tenants by the entirety, Grantors, convey and warrant to Mahina Property, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

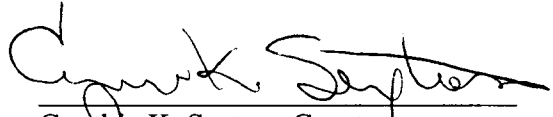
BEGINNING AT THE MOST WESTERLY CORNER OF LOTS, BLOCK 3, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF PINE STREET 50 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO PINE STREET 112 FEET; THENCE NORTHEASTERLY PARALLEL TO PINE STREET 50 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO PINE STREET 112 FEET TO THE POINT OF BEGINNING.

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.

(Signatures follow)

Dated this 21 day of July, 2021.

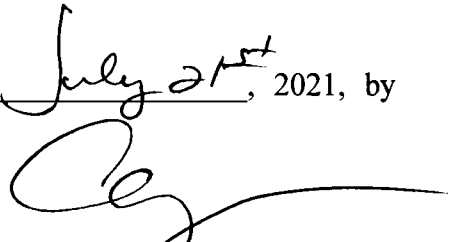

Nicholes S. Sexton, Grantor


Cynthia K. Sexton, Grantor

STATE OF OREGON)
) ss.
County of DOUGLAS)

This instrument was acknowledged before me on July 21st, 2021, by
Nicholes S. Sexton and Cynthia K. Sexton.




Notary Public – State of Oregon