



THIS SPACE RESERVED FOR

**2021-011512**

**Klamath County, Oregon**

07/27/2021 01:26:00 PM

Fee: \$92.00

After recording return to:

Way Maker Acres, LLC, an Oregon Limited Liability  
Company

P. O. Box 554

Pleasant Hill, OR 97455

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

Way Maker Acres, LLC, an Oregon Limited Liability  
Company

P. O. Box 554

Pleasant Hill, OR 97455

File No. 473596AM

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### STATUTORY WARRANTY DEED

**Leigh Anne Limousin and John Ryan Limousin, as Trustees of The Limousin Family Trust Dated September 27, 2005,**

Grantor(s), hereby convey and warrant to

**Way Maker Acres, LLC, an Oregon 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 \$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**

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 22 day of July, 2021.

The Limousin Family Trust

By: [Signature] Trustee  
Leigh Anne Limousin, Trustee

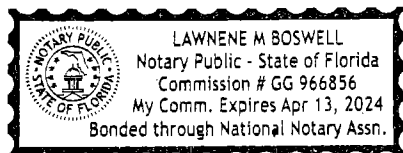
By: [Signature] Trustee  
John Ryan Limousin, Trustee

State of Florida } ss.  
County of Okaloosa }

On this 22 day of July, 2021, before me, Lawnene M Boswell, a Notary Public in and for said state, personally appeared Leigh Anne Limousin and John Ryan Limousin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Leigh Anne Limousin and John Ryan Limousin, as Trustees of the Limousin Family Trust Dated September 27, 2005, and acknowledged to me that ~~he/she/they~~ executed the same as Trustee.

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 Florida  
Residing at: N. Co. 112, Florida  
Commission Expires: 4-13-2024



☒ Physical Presence  
or  
☐ Online Notarization

☐ Personally Known  
☒ Produced Identification

Type of Identification Produced  
Driver's License

## EXHIBIT "A"

### PARCEL 1

Lot 57, Block 5, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 2

A portion of Lot 111 of Block 5, OREGON PINES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon being in Section 15, Township 35 South, Range 11 East of the Willamette Meridian Klamath County, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 46 of said Block 5, said point being the TRUE POINT OF BEGINNING: thence North  $58^{\circ} 47' 46''$  West 371.13 feet; thence North  $36^{\circ} 39' 50''$  West 268.09 feet; thence North  $12^{\circ} 21' 57''$  West 276.99 feet; thence North  $63^{\circ} 05' 20''$  West 281.87 feet; thence North  $33^{\circ} 06' 38''$  West 358.78 feet; thence South  $21^{\circ} 32' 25''$  West 269.43 feet; thence South  $40^{\circ} 26' 33''$  West 166.41 feet; thence North  $49^{\circ} 33' 27''$  West 363.98 feet; thence North  $62^{\circ} 51' 36''$  West 677.19 feet to the Southwest corner of Lot 65; thence in Southerly direction 260 feet, more or less, to the Northeast corner of Lot 19; thence South  $47^{\circ} 02' 22''$  East 258.77 feet; thence South  $30^{\circ} 43' 02''$  East 640 feet to the most Northerly point of Lot 26; thence in an Easterly direction 1730 feet, more or less, to the TRUE POINT OF BEGINNING.