



2021-012312

Klamath County, Oregon

08/12/2021 08:58:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Hat Trick Enterprises LLC., an Oregon Limited
Liability Company

4509 S. 6th St, Suite 209

Klamath Falls, OR 97603

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

Hat Trick Enterprises LLC., an Oregon Limited
Liability Company

4509 S. 6th St, Suite 209

Klamath Falls, OR 97603

File No. 484018AM

STATUTORY WARRANTY DEED

**Thomas Charles Ludlow and Elizabeth Anne Johnson Ludlow, Trustees of The Thomas and Elizabeth
Ludlow Family Trust, dated October 13, 2020,**

Grantor(s), hereby convey and warrant to

Hat Trick Enterprises 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:

**Lot 186, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$965,000.00.

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 10th day of August, 2021.

The Thomas and Elizabeth Ludlow Family Trust, dated October 13, 2020

By: Thomas Charles Ludlow, Trustee
Thomas Charles Ludlow, Trustee

By: Elizabeth Anne Johnson Ludlow, Trustee
Elizabeth Anne Johnson Ludlow, Trustee

State of Oregon} ss.
County of Klamath}

On this 10th day of August, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Thomas Charles Ludlow and Elizabeth Anne Johnson Ludlow known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Thomas and Elizabeth Ludlow Family Trust, 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.

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

