



THIS SPACE RESERVED FOR

2021-012316
Klamath County, Oregon
08/12/2021 09:17:00 AM
Fee: \$87.00

After recording return to:
Klamath Revitalization Fund, LLC, an Oregon limited
liability company
205 Riverside Dr., Suite E
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Klamath Revitalization Fund, LLC, an Oregon limited
liability company
205 Riverside Dr., Suite E
Klamath Falls, OR 97601
File No. 480728AM

STATUTORY WARRANTY DEED

Bear Valley Construction, LLC an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Klamath Revitalization Fund, 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 65, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

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

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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 10 day of August, 2021

Bear Valley Construction, LLC, an Oregon limited liability company

By: Tom Matthias
Tom Matthias, Member

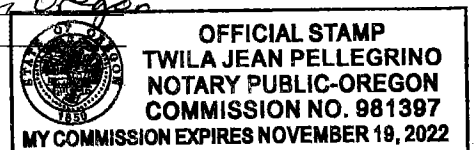
By: Laura Ferguson
Laura Ferguson, Member

State of Oregon
County of Klamath

On this 10 day of August, in the year 2021, before me,
Twila Jean Pellegrino, a Notary Public in and for said state, personally appeared Tom Matthias known or identified to me to be a Member in the Limited Liability Company known as Bear Valley Construction 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022



State of Oregon
County of Klamath

On this 10 day of August, in the year 2021, before me, Twila Jean Pellegrino, a Notary Public in and for said state, personally appeared Laura Ferguson known or identified to me to be a Member in the Limited Liability Company known as Bear Valley Construction 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

