



2021-012939
 Klamath County, Oregon
 08/24/2021 01:31:00 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Helen M. Newman and Gregory Newman
11263 Kestrel Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Helen M. Newman and Gregory Newman
11263 Kestrel Rd.
Klamath Falls, OR 97601
 File No. 482141AM

STATUTORY WARRANTY DEED

Boardwalk Realty Ventures, LLC,

Grantor(s), hereby convey and warrant to

Helen M. Newman and Gregory Newman, as Tenants by the Entirety,

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 32, RUNNING Y RESORT, 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 \$685,000.00.
 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 5th day of August, 2021

Boardwalk Realty Ventures, LLC
By: [Signature]
Kevin Clark, Manager of Nahalah, LLC, Manager
of Boardwalk Realty Ventures, LLC

State of TENNESSEE } ss
County of DAVIDSON }

On this 20 day of August, 2021, before me, CEDRIC JACKSON BAILEY SR., a Notary Public in and for said state, personally appeared Kevin Clark known or identified to me to be the Manager in the Limited Liability Company known as Nahalah LLC, Manager of Boardwalk Realty Ventures, LLC 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.

[Signature]
Notary Public for the State of TENNESSEE
Residing at: WILSON
Commission Expires: _____

My Commission Expires
February 9, 2025

