



THIS SPACE RESERVED FOR

**2021-012941**

**Klamath County, Oregon**

**08/24/2021 01:34:00 PM**

**Fee: \$87.00**

After recording return to:

Craig A. Shew

8065 Seabeck Hwy NW

Bremerton, WA 98312

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

Craig A. Shew

8065 Seabeck Hwy NW

Bremerton, WA 98312

File No. 482541AM

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### STATUTORY WARRANTY DEED

**Fort Klamath Ranch Enterprizes, LLC, and Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Craig A. Shew,**

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:

**Parcel 3 of Land Partition 23-18 being a Replat of Unsurveyed Parcel 2 of "Land Partition 22-05", situated in the NW 1/4 of Section 8, T35S, R7EWM, as recorded 10/11/2018 in Instrument 2018-012461 on file at the office of the Clerk in Klamath County, Oregon.**

**Reserving unto the Grantor, the use of the existing ingress-egress easement created on Land Partition 22-05, situated in Government Lots 3 and 4, Section 8, Township 35 South, Range 5 East, Willamette Meridian.**

The true and actual consideration for this conveyance is \$130,000.00.

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 24th day of Aug. 2021.

Fort Klamath Ranch Enterprizes, LLC, an Oregon Limited Liability Company

By: [Signature]

Darryl Goodson, Trustee of the Goodson Family 1993 Trust, Member

By: [Signature]

Deborah A. Goodson, Trustee of the Goodson Family 1993 Trust, Member

State of OR } ss  
County of Klamath }

On this 24th day of Aug., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Darryl W. Goodson and Deborah A. Goodson, Trustees of the Goodson Family 1993 Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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 OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21

