



THIS SPACE RESERVED FO

2021-013094  
Klamath County, Oregon  
08/27/2021 08:31:01 AM  
Fee: \$87.00

After recording return to:  
Dave Hamel  
18181 Chin Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Dave Hamel  
18181 Chin Rd.  
Klamath Falls, OR 97603  
File No. 487361AM

STATUTORY WARRANTY DEED

Russell Cook, as Trustee of the Russell and Rosemarie Cook Revocable Living Trust dated February 16, 2011,  
Grantor(s), hereby convey and warrant to

OHT HH, LLC, an Oregon limited liability company and

OHT RR, 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:

PARCEL 1:

TRACT A:

The NE1/4 NE1/4 of Section 36, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described property:

Beginning at a point which is the Southwest corner of the NE1/4 of the NE1/4, running thence due East along the quarter section line  
between the NE1/4 NE1/4 and the SE1/4 NE1/4 815 feet to a point; thence North 31°47'22" West 1,547.08 feet; thence due South  
along the quarter section line between the NE1/4 NE1/4 and the NW1/4 NE1/4 1315 feet to the point of beginning, all being in the  
NE1/4 NE1/4 of Section 36, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TRACT B:

The Southeast quarter of the Southeast quarter of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, and  
that part of the Northeast quarter of the Southeast quarter of Section 25, Township 38 South, Range 10 East of the Willamette  
Meridian, lying South of the Oregon, California and Eastern Railway right of way.

PARCEL 2:

Beginning at the Southwest corner of the NE1/4 of the NE1/4 of Section 36, Township 38 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon; thence East along the Southerly line of said NE1/4 of the NE1/4 a distance of 815.00 feet to a  
point; thence North 31°47'22" West 773.54 feet to a point; thence South 31°47'22" West 773.54 feet to the point of beginning.

PARCEL 3:

That portion of the following described real property which lies Southerly of the South line of the Klamath Falls-Lakeview Highway  
as presently established to wit:

The SW1/4 of the NE1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

Government Lot 2 and Government Lot 3.

EXCEPT that portion of Lot 2 conveyed to California, Oregon Power Company by deed recorded March 21, 1952 in Book 253 at  
page 538, Deed Records and as conveyed to PacifiCorp in deed recorded September 22, 1993 as Instrument No. M93, page 24394,  
Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

The SE1/4 of NW1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian,  
EXCEPTING THEREFROM that portion lying North of the Klamath Falls-Lakeview Highway.

ALSO EXCEPTING THEREFORM all that portion lying within the Oregon, California and Eastern  
Railroad.

The true and actual consideration for this conveyance is \$1,205,000.00.  
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 25 day of Aug 2021

Russell and Rosemarie Cook Revocable Living Trust

By: Russell B. Cook  
Russell Cook, Trustee

State of Oregon } ss  
County of Klamath }

On this 25 day of August, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Russell Cook, Trustee of the Russell and Rosemarie Cook Revocable Living Trust dated February 16, 2011, 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.

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

