

**2021-013476**

**Klamath County, Oregon**

**09/03/2021 11:03:01 AM**

**Fee: \$92.00**

**After recording, return to:**

ROBERT A. SMEJKAL

PO Box 1758

Eugene, OR 97440

**Until a change is requested,**

**send tax statements to:**

Douglas F. Wolf

PO Box 1173

Creswell, OR 97426

### **STATUTORY WARRANTY DEED**

Kengar Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Douglas F. Wolf, Grantee, that certain real property located in Klamath County, Oregon, and described on Exhibit B attached hereto and by this reference incorporated herein.

This conveyance is free from monetary liens and encumbrances but subject to covenants, conditions, restrictions and easements of record.

The true and actual consideration for this conveyance is an exchange of property and other value.

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 3 day of September, 2021.

GRANTOR:

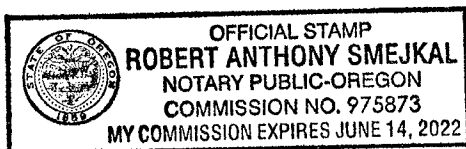
Kengar Properties, LLC, an Oregon limited liability company



By: Gerald R. Franklin Jr.,  
Managing Member

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on the 3 day of September, 2021, by Gerald R. Franklin Jr.

  
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NOTARY PUBLIC FOR OREGON

## EXHIBIT B

The N1/2 of the N1/2 of the E1/2 of the E1/2 of the NW 1/4 of the SE1/4 of Section 10,  
Township 25 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

The N1/2 of the N1/2 of the W1/2 of the W1/2 of the NE1/4 of the SE1/4 of Section 10,  
Township 25 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.