



THIS SPACE RESERVED FOR

2021-013711
Klamath County, Oregon
09/09/2021 02:11:01 PM
Fee: \$87.00

After recording return to:
Five-Mile Ranch LLC, an Oregon Limited Liability
Company
3827 Marshall Ave
Carmichael, CA 95608

Until a change is requested all tax statements shall be
sent to the following address:
Five-Mile Ranch LLC, an Oregon Limited Liability
Company
3827 Marshall Ave
Carmichael, CA 95608
File No. 485984AM

STATUTORY WARRANTY DEED

Barbara Suzanne Smith who acquired title as Suzanne G. Smith and Steven A. Goeller and Jonne Marie
Goeller, as tenants by the entirety,
as Tenants in Common,

Grantor(s), hereby convey and warrant to

Five-Mile Ranch 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:

The SW1/4 of Section 28, Township 34 South, Range 13 East of the Willamette Meridian, in Klamath
County, Oregon

The true and actual consideration for this conveyance is \$85,000.00.
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 7 day of September, 2021

Steven A Goeller
Steven A. Goeller

Joanne Marie Goeller
Joanne Marie Goeller

Barbara Suzanne Smith
Barbara Suzanne Smith aka Suzanne G. Smith

State of Oregon } ss
County of Klamath }

On this 7 day of September, 2021, before me, Lisa Legget Weatherby
Notary Public in and for said state, personally appeared Steven A. Goeller + Joanne Marie Goeller
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me Goeller
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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023



State of Oregon } ss
County of Klamath }

On this 7 day of September, 2021, before me, Lisa Legget Weatherby
Notary Public in and for said state, personally appeared Barbara Suzanne Smith
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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

