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RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

2021-014174

Klamath County, Oregon

09/16/2021 02:41:01 PM

Fee: \$92.00

**GRANTOR'S NAME:**

Mark L. Hedlund and Elizabeth J. Hedlund, as Trustees of the  
Hedlund Family Trust, dated September 30, 2014

**GRANTEE'S NAME:**

R46PY LLC, a Colorado limited liability company

**AFTER RECORDING RETURN TO:**

Order No.: 470321077062-CD

R46PY LLC, a Colorado limited liability company  
515 Washington Avenue, Unit B  
Golden, CO 80403

**SEND TAX STATEMENTS TO:**

R46PY LLC, a Colorado limited liability company  
515 Washington Avenue, Unit B  
Golden, CO 80403

Map: R3808 015BB 07200

Side A to B

Cooper's Hawk Lot 812, Klamath Falls, OR 97602

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Mark L. Hedlund and Elizabeth J. Hedlund, as Trustees of the Hedlund Family Trust, dated September 30, 2014**, Grantor, conveys and warrants to **R46PY LLC, a Colorado limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 812, RUNNING Y RESORT, PHASE 10, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN THOUSAND THREE HUNDRED FIFTY-SEVEN AND NO/100 DOLLARS **(\$7,357.00)**. (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

Escrow Agent is hereby relieved of any responsibility and/or liability in connection with the same.

**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**

# STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-31-2021

Mark L. Hedlund and Elizabeth J. Hedlund, as Trustees of the Hedlund Family Trust, dated September 30, 2014

BY: Mark L. Hedlund TRUSTEE

Mark L. Hedlund  
Trustee

BY: Elizabeth J. Hedlund, Trustee

Elizabeth J. Hedlund  
Trustee

State of California  
County of SAN FRANCISCO

This instrument was acknowledged before me on 31 August 2021 by Brayden T. Russ

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

See Attached  
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# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento } S.S.

On 31 August 2021 before me, Bryan T Russ, Notary Public  
Name of Notary Public, Title

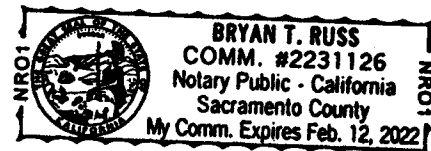
personally appeared Mark L. Hedlund  
Name of Signer (1)

Elizabeth J. Hedlund \*  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Bryan T Russ  
Signature of Notary Public

Seal

02-12-2022  
OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory  
Warranty DSED  
containing 2 pages, and dated 08/31/2021

The signer(s) capacity or authority is/are as:

\* ☒ Individual(s), as Trustees of the Hedlund Family Trust

☐ Attorney-in-fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☒ Trustee(s)

☐ Other:

representing: The Hedlund Family Trust

Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ Form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ \_\_\_\_\_