



10/18/2021 02:50:47 PM

Fee: \$87.00

After Recording, Return To:

Running Bear Holdings, LLC
4364 E. Bridleway Road
Eagle Mountain, UT 84005

Mail Tax Statements To:

Running Bear Holdings, LLC
4364 E. Bridleway Road
Eagle Mountain, UT 84005

STATUTORY WARRANTY DEED

KIP LADD SCHWANENBERG and SUNNY LEE SCHWANENBERG, formerly known as YU CHIH LEE, GRANTORS, HEREBY conveys and warrants all of their interest to RUNNING BEAR HOLDINGS LLC, GRANTEE, for all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Lot 4 in Block 96, Buena Vista Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 1121 California Avenue, Klamath Falls, OR 97603.

Klamath County Map Tax Lot R-3809-029CC-04500-000.

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("NONE").

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 8th day of October, 2021.

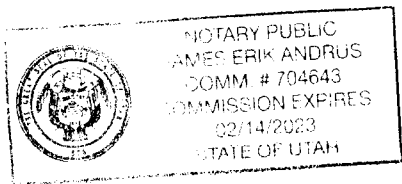

KIP LADD SCHWANENBERG


SUNNY LEE SCHWANENBERG

Formerly known as YU CHIH LEE

STATE OF UTAH)
) ss.
COUNTY of Salt Lake)

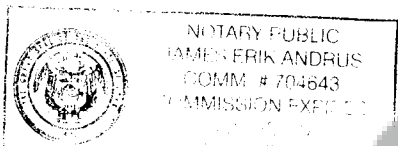
Personally appeared the above named Kip Ladd Schwanenberg, and acknowledged the foregoing instrument to be his voluntary act and deed this 8th day of October, 2021



James Erik Andrus
NOTARY PUBLIC
My Commission expires:

STATE OF UTAH)
) ss.
COUNTY of Salt Lake)

Personally appeared the above named Sunny Lee Schwanenberg formerly known as Yu Chih Lee, and acknowledged the foregoing instrument to be her voluntary act and deed this 8th day of October, 2021



James Erik Andrus
NOTARY PUBLIC
My Commission expires:

Unofficial Copy