

2021-015706

Klamath County, Oregon



00289314202100157060020027

10/18/2021 02:54:04 PM

Fee: \$87.00

After Recording, Return To:

Benjamin Cross
63850 Pioneer Loop Rd
Bend, OR 97701

Mail Tax Statements To:

Benjamin Cross
63850 Pioneer Loop Rd
Bend, OR 97701

STATUTORY WARRANTY DEED

CUTRITE CONCRETE CUTTING, LLC, an Oregon Limited Liability Company, the GRANTOR, HEREBY conveys and warrants all of its interests to BENJAMIN CROSS, 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:

The NE 1/4 of Section 28, Township 32 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon;

SAVING AND EXCEPTING the following described portion thereof:

Beginning at the Northeast corner of said Section 28; thence South along the East line of said Section 28 a distance of 1,630 feet; thence West and parallel to the North line of said Section 28 a distance of 800 feet; thence North parallel to the East line of said Section 28 a distance of 1,630 feet to the North line of said Section 28; thence East along the North line of said Section 28 a distance of 800 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion thereof lying within the boundaries of Kirk Road, Drew Road, and Shellock Draw Road.

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 \$110,000.00.

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.

Oakes law

Returned at Counter

Dated this 12 day of October, 2021.

CUTRITE CONCRETE CUTTING, LLC

BY: 
BENJAMIN CROSS, Managing Member

STATE OF OREGON

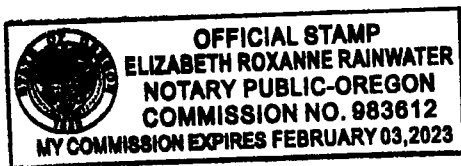
)

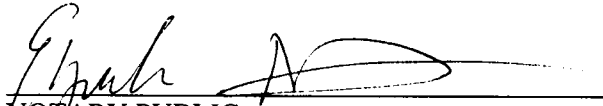
) ss.

COUNTY of Deschutes

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Personally appeared the above named Benjamin Cross, managing member of Cutrite Concrete Cutting, LLC, an Oregon Limited Liability Company, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of Cutrite Concrete Cutting, LLC, an Oregon Limited Liability Company, on this 12 day of October, 2021




NOTARY PUBLIC
My Commission expires: 2.03.2023