

2021-015707

Klamath County, Oregon

After Recording, Return To:

Moon Crater LLC
87349 Prince Lane
Eugene, OR 97402

Mail Tax Statements To:

Moon Crater LLC
87349 Prince Lane
Eugene, OR 97402



00289315202100157070020024

10/18/2021 02:55:21 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

SCOTT E. SANDERS, MELISSA S. SANDERS, DAVID S. RHODES, and HOLLY S. RHODES GRANTORS, HEREBY convey and warrant all of their interests to MOON CRATER 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:

SEE ATTACHED EXHIBIT A.


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 \$45,000.00.

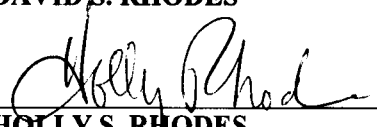
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 12 day of October, 2021.


SCOTT E. SANDERS


MELISSA S. SANDERS


DAVID S. RHODES


HOLLY S. RHODES

Out of Law

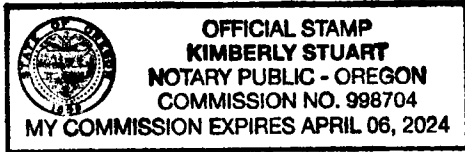
Returned at Counter

STATE OF OREGON

)
) ss.
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COUNTY of Lane

Personally appeared the above named Scott E. Sanders, and acknowledged the foregoing instrument to be his voluntary act and deed this 12th day of October, 2021



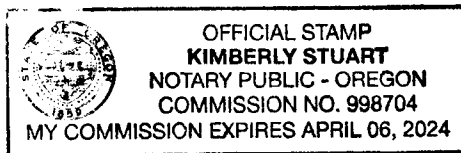
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

STATE OF OREGON

)
) ss.
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COUNTY of Lane

Personally appeared the above named Melissa S. Sanders, and acknowledged the foregoing instrument to be her voluntary act and deed this 12th day of October, 2021



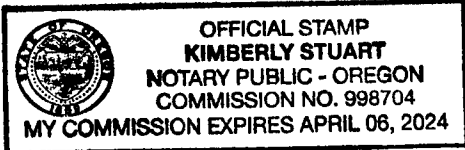
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

STATE OF OREGON

)
) ss.
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COUNTY of Lane

Personally appeared the above named David S. Rhodes, and acknowledged the foregoing instrument to be his voluntary act and deed this 12th day of October, 2021



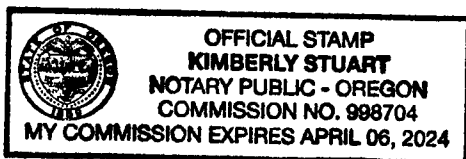
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

STATE OF OREGON

)
) ss.
)

COUNTY of Lane

Personally appeared the above named Holly S. Rhodes, and acknowledged the foregoing instrument to be her voluntary act and deed this 12th day of October, 2021



Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024