

2021-015711

Klamath County, Oregon

10/18/2021 03:19:01 PM

Fee: \$82.00

After recording, please return this deed to, and (until a change is requested) send tax statements to:

Four Aspens LLC
2592 East Barnett Road
Medford, OR 97504

The identities of the Grantor(s) and Grantee(s) are:

Grantors:

David L. Matt and Dale C. Bluder
57120 Highway 62
Fort Klamath, OR 97626

Grantee:

Four Aspens LLC
2592 East Barnett Road
Medford, OR 97504

STATUTORY WARRANTY DEED

DAVID L. MATT and DALE C. BLUDER, *Grantors*, hereby convey and warrant to FOUR ASPENS LLC, an Oregon limited liability company, *Grantee*, the following described real property, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises:

That portion of the NE1/4 of the SE1/4 lying southwesterly of the Fort Klamath-Crater Lake Highway (Highway 62) situated in Section 6, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon

The true consideration for this conveyance is \$350,000.00.

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 will 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 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 18th day of October, 2021.

GRANTORS: DAVID L. MATT and DALE C. BLUDER



David L. Matt



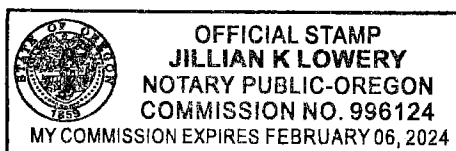
Dale C. Bluder

STATE OF OREGON)

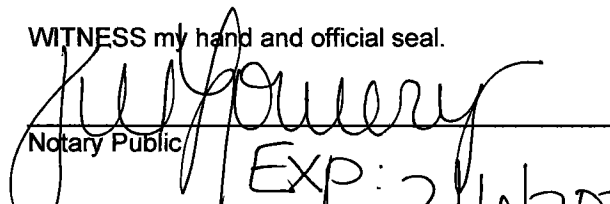
County of Klamath)

) ss.
)

The foregoing instrument was acknowledged before me this 18th day of October, 2021, by David L. Matt and Dale C. Bluder, *Grantors*.



WITNESS my hand and official seal.


Notary Public
EXP: 2/6/2024