

2021-015768

Klamath County, Oregon



00289382202100157680030031

10/19/2021 02:48:33 PM

Fee: \$92.00

2021-015707

Klamath County, Oregon



00289315202100157070020024

10/18/2021 02:55:21 PM

Fee: \$87.00

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

STATUTORY WARRANTY DEED

Re-recorded at Request of Karen Daves to correct deed at 2021-015707 to inc. legal description
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
SCOTT E. SANDERS

Melissa S. Sanders
MELISSA S. SANDERS

David S. Rhodes
DAVID S. RHODES

Holly S. Rhodes
HOLLY S. RHODES

Daves law

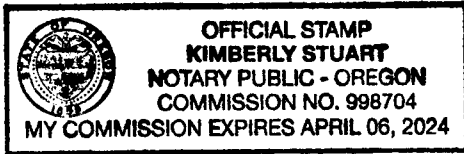
Returned at Counter

STATE OF OREGON

)
) ss.
)

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



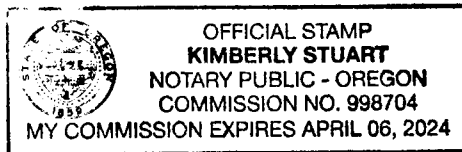
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

STATE OF OREGON

)
) ss.
)

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



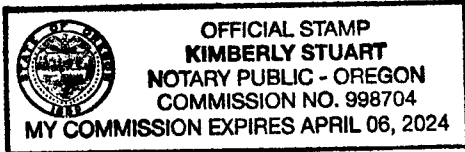
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

STATE OF OREGON

)
) ss.
)

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



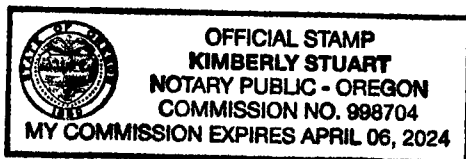
Kimberly Stuart
NOTARY PUBLIC
My Commission expires: April 06, 2024

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

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

E1/2 SW1/4 and Government Lots 3 and 4 of Section 31, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, Saving and Excepting therefrom the following:

A parcel of land in the SW1/4 SW1/4 of Section 31, Township 24 South, Range 9 East, more particularly described as follows:

Beginning at the Southwest corner of said Section 31, the true point of beginning; thence North along the West line of said Section 31, 300 feet more or less to the Northeastern corner of Lot 5 in Block 2 Pinney Acres; thence North 90° East 660 feet to a point; thence South 00° East 300 feet more or less to a point on the South line of said Section 31; thence West along the South line of said Section 31 to the point of beginning, which is to be added to and made a part of said Lot 5 in Block 2 of Pinney Acres by Lot Line Adjustment, excluding the South 1/2 of the Easterly extended right of way of Pinney Lane, all of said lands being located in Klamath County, Oregon.

Parcel 2:

Beginning at the East quarter corner of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the East-West center line of Section 36, 227.1 feet to the Easterly right of way line of the Dalles-California Highway; thence North 25°50' East 292 feet to the true point of beginning of the tract of land herein described; thence Northerly 241.7 feet along the right of way of the Dalles-California Highway; thence South 0°39' West 218.95 feet; thence Westerly 102.8 feet to the true point of beginning.

Excepting Therefrom a tract of land more particularly described as follows:

Beginning at the quarter corner common to Sections 36 and 31; thence North 00°32'26" East along the section line, 265.10 feet; thence North 89°22'07" West 102.72 feet to the Southeasterly right of way line of the Dalles-California Highway (100.00 feet from the centerline, measured at right angles); thence North 25°41'25" East, along said right of way line, 55.20 feet; thence South 89°22'07" East 496.76 feet; thence North 25°41'25" East 408.60 feet to a point on the Northerly line of that tract of land as described as described in Deed volume 143, page 587, of the Klamath County Deed Records; thence South 64°18'35" East, along said Northerly line and its extension, 788.85 feet to a point on the East line of the SW1/4 NW1/4 of said Section 31; thence South 00°13'33" West 343.03 feet to the CW 1/16 corner of said Section 31; thence North 89°43'26" West 1307.10 feet to the point of beginning referenced to Survey No. 3223, as recorded in the office of the Klamath County Surveyor.