



2021-017312  
Klamath County, Oregon  
11/18/2021 01:23:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Rabbit Rock Properties LLC, an, Oregon limited  
liability Company  
175 Wishtman St  
Ashland, OR 97520

Until a change is requested all tax statements shall be  
sent to the following address:

Rabbit Rock Properties LLC, an, Oregon limited  
liability Company  
175 Wishtman St  
Ashland, OR 97520  
File No. 501568AM

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### STATUTORY WARRANTY DEED

**Juli-An Hendrix, Trustee, or her Successors in Trust, Under The Beatrice Gordon Loving Trust dated June 10, 2009, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Rabbit Rock Properties LLC, an, Oregon limited liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 540 and the East one-half of Lot 541, Block 127, MILLS 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.**

The true and actual consideration for this conveyance is \$157,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 15<sup>th</sup> day of November, 2021

The Beatrice Gordon Living Trust

By: [Signature]

Juli-An Hendrix as Trustee

State of CALIFORNIA } ss.  
County of SACRAMENTO

On this 15<sup>th</sup> day of November, 2021, before me, CHRIS NWAKOBI, a Notary Public in and for said state, personally appeared Juli-An Hendrix known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Juli-An Hendrix Trustee of the Beatrice Gordon Living Trust, Dated June 10, 2009, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chris Nwakobi

Notary Public for the State of CALIFORNIA  
Residing at: 192 WESTBURY CIR, FOLSOM, CA  
Commission Expires: 12/29/2024

