

File No.: 21-298729

2021-017376

Klamath County, Oregon

11/19/2021 11:24:01 AM

Fee: \$92.00

Grantor
JMAC Enterprises, LLC 1830 Alisa Lane Klamath Falls, OR 97601
Grantee
N & S Investments, LLC 31373 SW Chia Loop Wilsonville, OR 97070
After recording return to
N & S Investments, LLC 31373 SW Chia Loop Wilsonville, OR 97070
Until requested, all tax statements shall be sent to
N & S Investments, LLC 31373 SW Chia Loop Wilsonville, OR 97070 Tax Acct No(s): 3809-028DC 08100, R375622

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

JMAC Enterprises, LLC, Grantor(s) convey and warrant to N & S Investments, LLC, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

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.

WFG Title 21-298729 LO

Executed this 17 day of November, 2021

JMAC Enterprises, LLC

Jeffrey B. McAtee, Member
BY: Jeffrey B. McAtee, Member

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me this 17 day of November, 2021 by Jeffrey B McAtee, as Member, of JMAC Enterprises, LLC, on behalf of the company.

Hunt John
Notary Public for Oregon
My Commission Expires: August 30 2024

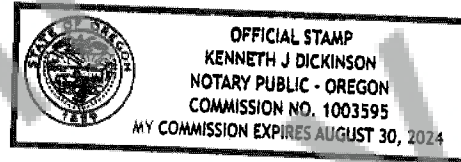


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Block 14 of Dixon Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy