

505667AM Amerititle

File No.: 21-299948

2021-018256

Klamath County, Oregon

12/09/2021 09:36:01 AM

Fee: \$92.00

<b>Grantor</b>
Bruce B. Cullen and Diane L. Wanderscheid 2020 Kimberly Drive Klamath Falls, OR 97603
<b>Grantee</b>
The Leo Group, LLC 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
<b>After recording return to</b>
The Leo Group, LLC 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
<b>Until requested, all tax statements shall be sent to</b>
The Leo Group, LLC 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214 Tax Acct No(s): Lot 20, Lot 21, Lot 12

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Bruce B. Cullen and Diane L. Wanderscheid, Grantor(s) convey and warrant to The Leo Group, LLC, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances of record.

The true consideration for this conveyance is **\$25,000.00**. (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 21-299948 SS

Executed this 19 day of November, 2021

Bruce B. Cullen  
Bruce B. Cullen

Diane L. Wanderscheid  
Diane L. Wanderscheid

STATE OF OREGON  
COUNTY OF Klamath

This instrument was acknowledged before me this 19 day of November, 2021 by Bruce B. Cullen and Diane L. Wanderscheid.

[Signature]  
Notary Public for Oregon

My Commission Expires: 12/22/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 12, 20 and 21, Block 10 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.