



After recording return to:
Blue Lion Investments
6261 McLoughlin Dr.
Central Point, OR 97502

Until a change is requested all tax
statements shall be sent to the
following address:
Blue Lion Investments
6261 McLoughlin Dr.
Central Point, OR 97502

File No.: 7161-3863129 (lb)
Date: November 22, 2021

THIS SPACE RESERVED FOR RECORD

2021-018567

Klamath County, Oregon

12/15/2021 03:11:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Gino Gnech Jr. and Jacquelyn Gnech, as tenants by the entirety, Grantor, conveys and warrants to **Blue Lion Investments, an Oregon general partnership**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (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.

Dated this 15 day of December, 2021.

Gino Gnech Jr.
Gino Gnech Jr.

Jacquelyn Gnech
Jacquelyn Gnech

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 15th day of December, 2021
by **Gino Gnech, Jr. and Jacquelyn Gnech.**



[Signature]
Notary Public for Oregon
My commission expires: 8/16/2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Beginning at a point which is 1494.9 feet North 0°14' East of and 30.0 feet North 89°57' West of the corner common to Section 36 in Township 39 South, Range 9 E.W.M., Section 31 in Twp. 39 S. R. 10 E.W.M., Section 6, in Twp. 40 South, Range 10 E.W.M., and Section 1 in Township 40 South, Range 9 E.W.M., running thence: North 0°14' East 280.4 feet, thence North 89°57' West 1475.5 feet; thence South 0°14' West 280.4 feet; thence South 89°57' East 1475.5 feet to the point of beginning containing 9.5 acres more or less, and being a portion of the Southeast quarter of the said Section 36, Township 39 South, Range 9 East of the Willamette Meridian.

Parcel 2:

All that portion of the NE 1/4 of the SE 1/4 of Section 36, Twp. 39 S. R. 9 E.W.M., described of follows: Beginning at a point in the East line of said NE 1/4 of SE 1/4 distant North 0°14' East 1908.7 feet from the Southeast corner of said Section 36, running thence North 89°57' West 163.4 feet; thence South 0°14' West 133.4 feet; thence South 89°57' East 163.4 feet to the East line of said NE 1/4 of SE 1/4 of said Section 36; thence North along said line 133.4 feet, to the point of beginning.

Parcel 3:

A piece or parcel of land situated in the Northeast quarter of the Southeast quarter of Section 36, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel No. 2, described on Page 512 of Deed Volume 144, of the Deed records of Klamath County, said point being North 0°14' East, 1,775.22 feet and North 89°57' West, 163.40 feet from the monument marking the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°14' East 133.40 feet along the Westerly boundary of said Parcel No. 2; thence North 89°57' West 8.0 feet; thence South 0°14' West 133.40 feet; thence South 0°57' East 8.0 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.