



2021-019252
Klamath County, Oregon
12/30/2021 08:53:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

BM2 Properties LLC, an Oregon Limited Liability
Company

9462 Greenbriar Dr

Klamath Falls, OR 97603

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

BM2 Properties LLC, an Oregon Limited Liability
Company

9462 Greenbriar Dr

Klamath Falls, OR 97603

File No. 500522AM

STATUTORY WARRANTY DEED

Robert Ray Henderson, Trustee of the Robert Ray Henderson Trust dated October 25, 2018 or his successor trustee and Matthew L. Hurley,

Grantor(s), hereby convey and warrant to

BM2 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:

A parcel of land in portions of Lots 6 and 7, Block 40, as shown and recorded on the Supplementary Plat of Linkville, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Westerly corner of Block 40, said corner being at the right of way intersection of Main and Eighth Streets; thence running along Main Street, North 38°46'33" East 117.09 feet to the point of beginning; thence continuing along Main Street North 8°46'33" East 49.37 feet; thence along a line which centers an existing wall, South 51°21'08" East 119.95 feet; thence along the half-block line, South 38°46'33" West 49.63 feet; thence along a line that centers an existing wall, North 51°13'38" West 119.95 feet to the point of beginning.

The true and actual consideration for this conveyance is \$225,000.00.

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 16th day of November, 2021.

The Robert Ray Henderson Trust

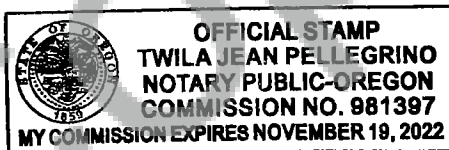
By: Robert Henderson
Robert Ray Henderson, Trustee

Matthew L. Hurley
Matthew L. Hurley

State of Oregon } ss
County of Klamath }

On this 16 day of November, 2021, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Robert Ray Henderson, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022



State of Oregon } ss
County of Klamath }

On this 16 day of November, 2021, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Matthew L. Hurley, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

