

AA
AmeriTitle
MTC 89447

2021-019299
Klamath County, Oregon
12/30/2021 01:36:01 PM
Fee: \$92.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Books 2 Taxes Inc. 5040 Wocus Road Klamath Falls, OR 97601
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-SPECIAL WARRANTY DEED-

Happy Ranch Enterprises, LLC, an Oregon Limited Liability Company, Grantor, conveys and specially warrants to Books 2 Taxes Inc., an Oregon corporation, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING:

See attached Exhibit "B"

The true and actual consideration for this conveyance is \$74,000.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

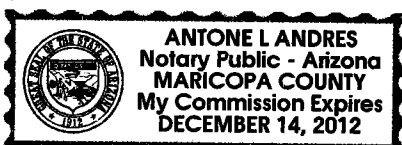
HAPPY RANCH ENTERPRISES, LLC, an
Oregon Limited Liability Company

By Deborah McGeary
Deborah McGeary, Member

By Craig McGeary
Craig McGeary, Member

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on January 14th, 2011, by Deborah McGeary and Craig McGeary, Members of Happy Ranch Enterprises, LLC.



[Signature]
My commission expires: 12/14/2012

EXHIBIT "A"

A portion of Lots 3 and 4 in Block 9 of the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 4, being the corner of 5th and Pine Streets, thence Northwesterly along the Northeasterly line of 5th Street 70 feet to the true point of beginning of this description; thence continuing Northwesterly along the Northeasterly line of 5th Street 50 feet to the Westerly corner of Lot 4; thence Northeasterly along the Northerly line of Lots 3 and 4, 70 feet; thence Southeasterly and parallel with 5th Street, 50 feet; thence Southwesterly and parallel with Pine Street 70 feet, more or less, to the point of beginning.

EXHIBIT "B"

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Unpatented mining claims whether or not shown by the public records.

SPECIAL EXCEPTIONS:

7. Taxes for the fiscal year 2010-2011, partially paid.
Account No: 3809-032AB-12000-000
Original Amount: \$1,175.84
Unpaid Balance: \$783.89
Key No: 412592
Code No: 001.11

Oregon's tax year runs from July 1st through June 30th. Taxes are due and payable in full on November 15th. Taxes may also be paid in three payments: 1/3 in November 15th, 1/3 on February 15th and 1/3 on May 15th. Interest accrues on any amounts not paid on November 15th. There is a 3% discount if taxes are paid in full on November 15th.

8. City liens, if any due and payable to the City of Klamath Falls.