

File No.: 21-317354

2022-000386**Klamath County, Oregon**

01/11/2022 09:48:01 AM

Fee: \$92.00

Grantor

The Leo Group, LLC, an Oregon limited liability company
3439 SE Hawthorne Boulevard, Suite 1006
Portland, OR 97214

Grantee

The Leo Group, LLC, an Oregon limited liability company
3439 SE Hawthorne Boulevard, Suite 1006
Portland, OR 97214

After recording return to

The Leo Group, LLC, an Oregon limited liability company
3439 SE Hawthorne Boulevard, Suite 1006
Portland, OR 97214

Until requested, all tax statements shall be sent to

The Leo Group, LLC, an Oregon limited liability company
3439 SE Hawthorne Boulevard, Suite 1006
Portland, OR 97214
Tax Acct No(s): R-3408-02500-00701-000

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michelle C. Lian, Grantor(s) convey and warrant to The Leo Group, LLC, an Oregon limited liability company, 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 **\$30,000.00**. (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 21-317354 SS

Executed this 6 day of January, 2022

Michelle C. Lian
Michelle C. Lian

STATE OF OREGON

COUNTY OF Deschutes

This instrument was acknowledged before me this 06 day of January, 2022 by Michelle C. Lian.

[Signature]
Notary Public for Oregon

My Commission Expires: 08/27/2024

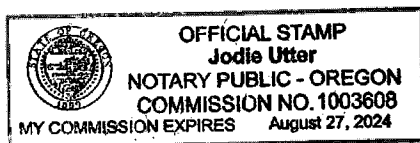


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of unsurveyed Land Partition 35-01, being Lot 11, Block 1, TRACT 1118, situated in the Southwest 1/4 of Section 25, Township 34 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

