

**2022-001569**

**Klamath County, Oregon**



02/07/2022 02:10:50 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:  
West & Dunn LLC  
214 1<sup>st</sup> Street, Suite 200  
Baraboo, WI 53913

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SEND TAX STATEMENTS TO:  
Doug Lawnicki  
1916 Heitzman Way  
Eugene, OR 97402

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## **STATUTORY WARRANTY DEED**

LPG Real Estate, LLC, an OR limited liability company, with an address of 139822 Pine Creek Loop, Crescent Lake, OR 97733 (“Grantor”), conveys and warrants to Doug Lawnicki, a resident of the state of Oregon, whose address is 1916 Heitzman Way, Eugene, OR 97402, (“Grantee”), the following described real property (the “Property”) free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

***See Exhibit A attached.***

The true consideration for this conveyance is \$90,000.00.

This property is free of liens and encumbrances.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

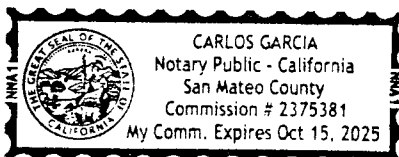
DATED this 28 day of January, 2022.


**GRANTOR:**  
**LPG REAL ESTATE, LLC**

By:   
Fred Goetzke, Member  
Grantor

STATE OF CALIFORNIA                    )  
  ) SS  
COUNTY OF San Mateo            )

The foregoing instrument was acknowledged before me on this 28 day of January, 2022, by Fred Goetzke, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



  
Printed Name: Carlos Garcia  
Notary Public, State of California

**EXHIBIT A**  
**Legal Description**

1.

That portion of the SE ¼ NE ¼ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Commencing at the East quarter corner of Section 18, a #5 aluminum-capped steel rod driven into a 2" pipe, the initial point of Crescent Pines Subdivision; thence along a line of Crescent Pines Subdivision, North 74° 55' 34" West 274.73 feet to a #5 steel rod at the Northeast PC of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop, North 52° 43' 28" West 60.02 feet to a #5 steel rod, the Point of Beginning for this parcel; thence continuing along the Northeast line of Pine Creek Loop and 30 feet from the centerline thereof, North 52° 43' 28" West 417.11 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, North 37° 16' 32" East 465.44 feet to a #5 steel rod along the Southwest line of Oregon State Highway #58; thence along the Southwest line of said Highway and 40 feet from the centerline thereof, South 52° 44' 53" East 583.02 feet to a #5 steel rod; thence South 56° 53' 13" West 494.33 feet to the Point of Beginning.

MAP #: 2407-018A0-02202

And

2.

Land Partition 18-16 Parcel 3

MAP #: 2407-018A0-02204