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470322080221

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

GRANTOR'S NAME:
Brower Inc.

GRANTEE'S NAME:
Trailhead Investments LLC

AFTER RECORDING RETURN TO:
Order No.: 470322080221-MB
Trailhead Investments LLC, an Oregon limited liability company
64682 Cook Avenue, PMB 15
Bend, OR 97703

SEND TAX STATEMENTS TO:
Trailhead Investments LLC
64682 Cook Avenue, PMB 15
Bend, OR 97703

APN: R895686
Map: R-3809-035Da-04000-000

5468 Shalynn Drive, Klamath Falls, OR 97603-3642

2022-001629

Klamath County, Oregon

02/08/2022 02:07:01 PM

Fee: \$87.00

TICOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brower Inc., an Oregon corporation, Grantor, conveys and warrants to Trailhead Investments LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 17, Tract 1488 - Partridge Hill - Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

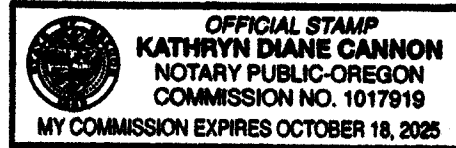
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated ~~January~~ ¹⁴ February 3, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Brower Inc.


BY: 

Cory J Plummer
President



State of Oregon
County of Clatsop

This instrument was acknowledged before me on February 3, 2022 by Cory J Plummer, as President for Brower Inc..


Kathryn Diane Cannon
Notary Public - State of Oregon

My Commission Expires: Oct 18, 2025