



THIS SPACE RESERVED FOR

2022-001725

Klamath County, Oregon

02/10/2022 10:06:01 AM

Fee: \$87.00

After recording return to:

Pourhorse LLC, an Oregon limited liability company

2257 Vine Ave

Klamath Falls, OR 97601

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

Pourhorse LLC, an Oregon limited liability company

2257 Vine Ave

Klamath Falls, OR 97601

File No. 510279AM

STATUTORY WARRANTY DEED

Norman E. Small and Virginia M. Small, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Pourhorse 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:

PARCEL 1

A portion of Government Lot 2 in Section 12 Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 258 feet East and 40 feet South of the corner common to Sections 1, 2, 11 and 12 Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northeast corner of deed Volume M88, page 4796, Microfilm Records of Klamath County, Oregon; thence East along the South line of Front Street in the City of Merrill a distance of 19 feet, thence South a distance of 101 feet 6 inches to the North line of the City of Merrill alley, said point being the Northeast corner of Deed Volume M92, page 4444, Microfilm Records of Klamath County, Oregon; thence West 19 feet along said alley line and parallel to Front Street to a point lying South of the true point of beginning, thence North to the true point of beginning.

PARCEL 2

A portion of Government Lot 2 in Section 12 Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 40 feet South and 240 feet East of the corner common to Sections 1, 2, 11 and 12 said Township and Range; thence East along the South line of Front Street in the City of Merrill a distance of 18 feet; thence South to the line of Lost River; thence Westerly along the line of Lost River to a point due South of the point of beginning; thence North to the point of beginning.

The true and actual consideration for this conveyance is \$150,000.00.

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 9 day of Feb., 2022

Norman E. Small
Norman E. Small

Virginia M. Small
Virginia M. Small

State of Oregon } ss
County of Klamath }

Emily Coe

On this 9 day of February, 2022, before me, ~~Heather Scituba~~ Emily Coe a Notary Public in and for said state, personally appeared Norman E. Small and Virginia M. Small, 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.

Emily Coe

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: 11/21/2025 9/27/2025

