

THIS SPACE RESERVED FO

2022-002104 Klamath County, Oregon

02/18/2022 08:35:01 AM

Fee: \$87.00

After recording return to: SOS Family LLC 1301 Esplanade Ave Klamath Falls, OR 97601 Until a change is requested all tax statements shall be sent to the following address: Washburn Property 156 LLC, an Oregon limited liability company 3313 Washburn Way Klamath Falls, OR 97601 File No. __511425AM

STATUTORY WARRANTY DEED

RMD Properties, LLC, an Oregon Limited Liability Company SOS Family LLC, an Oregon Limited Liability Company as their interest may appear of record,

Grantor(s), hereby convey and warrant to

SOS Family LLC, an Oregon Limited Liability

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 Land Partition 31-21 being a replat of "Minor Land Partition 81-31" and adjacent properties, situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and recorded December 15, 2021 as Instrument No. 2021-018533, Klamath County Records.

The true and actual consideration for this conveyance is \$ lot line adjustment

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:

Page 2 Statutory Warranty Deed Escrow No. 511425AM

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 SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON

NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. Libruling SOS Family LLC, an Oregon Limited Liability Company By: DOB Inc. & California Corporation OFFICIAL STAMP - LEGGET-WEATHERBY **NOTARY PUBLIC-OREGON** Brad Staub, President/manager COMMISSION NO. 992239 MY COMMISSION EXPIRES OCTOBER 01, 2023 State of Oregon) ss County of Klamath} On this \(\begin{align*} \) day of February __,2022 before me, \(\begin{align*} \begin{align*} \lefta \\ \begin{align*} \lefta \\ \\ \end{align*} \\ \end{align*} \) a Notary Public in and for sai state, personally appeared Brad Staub president of DOB Inc. a California Corporation known of identified to me to be the Managing Member in the Limited Liability Company known as SOS Family LLC, an Oregon limited Liability Company who a Notary Public in and for said executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Public for Residing at: Klamath Commission Expires: RMD Properties LLC, an Oregon Limited Liability Company OFFICIAL STAMP LISA - LEGGET-WEATHERBY NOTARY PUBLIC-OREGON COMMISSION NO. 992239 MY COMMISSION EXPIRES OCTOBER 01, 2023 County of Klamath}

State of Oregon) ss

instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first abov# writter

Residing at: Klamath

Commission Expires: