



THIS SPACE RESERVED FOR

2022-002105  
Klamath County, Oregon  
02/18/2022 08:35:01 AM  
Fee: \$87.00

After recording return to:  
Washburn Property 156 LLC, an Oregon limited  
liability company  
3313 Washburn Way  
Klamath Falls, OR 97603

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 97603  
File No. 511425AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Washburn Property 156 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 2 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 \$700,000.00.  
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 11 day of February, 2022

SOS Family LLC, an Oregon Limited Liability Company

By: DOB Inc., a California Corporation

By: 

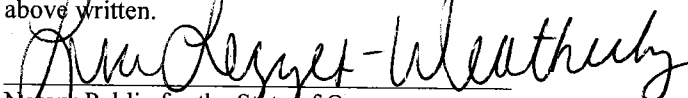
Brad Staub, President/manager



State of Oregon} ss  
County of Klamath}

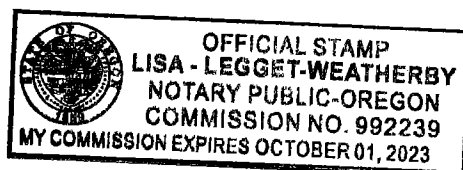
On this 11 day of February, 2022, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Brad Staub president of DOB Inc. a California Corporation known or identified to me to be the Managing Member in the Limited Liability Company known as SOS Family LLC, an Oregon limited Liability Company who 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.

  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023



RMD Properties, LLC, an Oregon Limited Liability Company

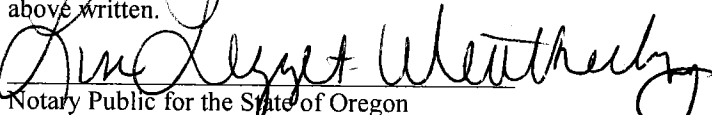
By: 

Michael Romtvedt,

State of Oregon} ss  
County of Klamath}

On this 11 day of February, 2022, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Michael Romtvedt known or identified to me to be the Managing Member in the Limited Liability Company known as RMD Properties, LLC an Oregon Limited Liability Company who 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.

  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023