



After recording return to:
Suzanne L. Rains
2520 Montelius Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Suzanne L. Rains
2520 Montelius Street
Klamath Falls, OR 97601

File No.: 7161-3886991 (SA)

Date: January 18, 2022

THIS SPACE RESERVED FOR RECORD

2022-002259

Klamath County, Oregon

02/22/2022 03:04:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Peerless Properties LLC, Grantor, conveys and warrants to **Suzanne L. Rains**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

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 17 day of February, 2022.

Peerless Properties LLC

By: [Signature]

Name: Michael Lawrence McKay
Title: Member

By: [Signature]

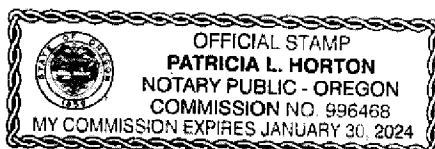
Name: Amy Elizabeth McKay
Title: Member

STATE OF Oregon

County of Klamath

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This instrument was acknowledged before me on this 17 day of February, 2022
by **Peerless Properties LLC**.



[Signature]

Notary Public for Oregon

My commission expires: January 30, 2024

APN: R439190

Statutory Warranty Deed
- continued

File No.: 7161-3886991 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT WHICH IS 350 FEET NORTH AND 313 FEET WEST OF THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.