



2022-002331

Klamath County, Oregon

02/24/2022 08:41:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath Works, Inc., An Oregon Nonprofit
Corporation

1930 South Sixth St.

Klamath Falls, OR 97601

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

Klamath Works, Inc., An Oregon Nonprofit
Corporation

1930 South Sixth St.

Klamath Falls, OR 97601

File No. 518303AM

STATUTORY WARRANTY DEED

DSK Investments, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Klamath Works, Inc., An Oregon Nonprofit Corporation,

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:

Beginning at the most Easterly corner of Lot 8, Block 61, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Southwesterly line of 11th Street 40 feet; thence Southwesterly at right angles to 11th Street to the Northeasterly line of the U.S. Irrigation Canal; thence Southeasterly along the Northeasterly line of said irrigation canal to the Southeasterly line of Lot 7 of said Block and Addition; thence Northeasterly at right angles to 11th Street to the Southwesterly line of 11th Street to the place of beginning. Being the Southeasterly 40 feet of Lots 7 and 8 in said Block 61 facing 40 feet on 11th Street, LESS that part of said Lot 7 included in U. S. Irrigation Canal right of way, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$70,000.00.

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:

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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 23rd day of February, 2022

DSK Investments LLC

By:

Phillip L. Eubanks
Phillip L. Eubanks, Member

By:

Sandra J. Eubanks
Sandra J. Eubanks, Member

State of Oregon} ss
County of Klamath}

On this 23 day of February, 2022, before me,

Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Phillip L. Eubanks and Sandra J. Eubanks known or identified to me to be the Members in the Limited Liability Company known as DSK Investments, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 11-19-2022

