

2022-002715

Klamath County, Oregon

03/04/2022 08:33:02 AM

Fee: \$87.00



After recording return to:  
JB Land Holdings, LLC  
PO BOX 668  
Gaston, OR 97119

Until a change is requested all tax  
statements shall be sent to the  
following address:  
JB Land Holdings, LLC  
PO BOX 668  
Gaston, OR 97119

File No.: 7161-3899348 (SA)  
Date: February 11, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Duane Stark and Dusti Stark, as tenants by the entirety, Grantor, conveys and warrants to JB Land Holdings, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

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

**The South half of Southeast quarter of Southwest quarter of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

**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 **\$50,000.00**. (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 1st day of March, 20 22.

Duane Stark  
Duane Stark

Dusti Stark  
Dusti Stark

STATE OF Washington )  
 )ss.  
County of Pierce )

This instrument was acknowledged before me on this 1st day of March, 20 22  
by **Duane Stark and Dusti Stark.**

SUSAN HUGHES  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 183915  
COMMISSION EXPIRES 08/17/2024

Susan Hughes  
Notary Public for Washington  
My commission expires: 08/17/2024

This Notarial act involved the use of communication technology.

Notarized online using audio-video communication