2022-003365 Klamath County, Oregon

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03/18/2022 01:54:50 PM

Fee: \$87.00

After recording mail to:

<u>Ronald Mullek and Claudia Mullek</u>

<u>4942 Deppner Dr</u>

<u>Entiat, WA 98822</u>

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

RCM Properties, LLC

c/o Ronald and Claudia Mullek

4942 Deppner Dr

Entiat, WA 98822

STATUTORY WARRANTY DEED

The Grantors, Ronald Mullek and Claudia A. Mullek, husband and wife,

hereby convey and warrant to **RCM Properties**, **LLC**, a Washington limited liability company, the following described property situated on Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

Parcel A:

The South 40 feet of Lots 546 and 547 in Block 127 of MILLS 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.

Parcel B:

Lot 11, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel C:

A portion of Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, formerly designated as Lot 12 of Block 8, LAKESIDE ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 420 feet Southerly from the Southeast corner of Lot 4 in Block 8, LAKESIDE ADDITION to the City of Klamath Falls; and running thence Southerly along the Westerly line of Rogers Street, 60 feet; thence Westerly at right angles to first course, 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning.

This property is free from liens and encumbrances, EXCEPT reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFIEND IN ORS 30.930.

This convenyance is **without consideration (\$0.00)** and is a transfer to a limited liability company that is wholly-owned by the Grantors.

DATED this 15th day of March, 2022.

Ronald Mullek

Claudia A. Mullek

STATE OF WASHINGTON)

) ss.

COUNTY OF CHELAN

I CERTIFY that I know or have satisfactory evidence that Ronald Mullek and Claudia A. Mullek, husband and wife signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 15th day of March, 2022.

JEFF FEHR
NOTARY PUBLIC #105163
STATE OF WASHINGTON
COMMISSION EXPIRES

NOTARY PUBLIC in and for the State of Washington, residing at

My Commission Expires: 11-7