



2022-003394

Klamath County, Oregon

03/18/2022 03:44:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Big Pine Corporation

11500 South Eastern Ave., #150

Henderson, NV 89052

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

Big Pine Corporation

11500 South Eastern Ave., #150

Henderson, NV 89052

File No. 525027AM

STATUTORY WARRANTY DEED

Cheryl Kates,

Grantor(s), hereby convey and warrant to

Big Pine Corporation, a Nevada 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:

A portion of the Southeast quarter of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point located 990 feet South and 873 feet West from the East quarter corner of said Section 26; thence West 873 to a point; thence South 990 feet, to a point; thence East 873 feet to a point; thence North 990 feet, to the point of beginning.

TOGETHER WITH the right of way for ingress, egress and utility purposes over that existing road, which is apparent upon the ground, to the point of intersection with Sprague River Highway, a Klamath County Road.

The true and actual consideration for this conveyance is \$35,000.00.

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 2nd day of March, 2022.

Cheryl Kates
Cheryl Kates

State of Oregon } ss
County of Klamath }

On this 2nd day of March, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Cheryl Kates, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 7-29-25

