



THIS SPACE RESERVED FOR

2022-003751
Klamath County, Oregon
03/29/2022 09:33:01 AM
Fee: \$87.00

After recording return to:

CLV Properties, LLC, an Oregon Limited Liability
Company

PO Box 2207

Rancho Santa Fe, CA 92067

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

CLV Properties, LLC, an Oregon Limited Liability
Company

PO Box 2207

Rancho Santa Fe, CA 92067

File No. 520174AM

STATUTORY WARRANTY DEED

Pine Tree Plaza, LLC., an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

CLV Properties, LLC, an Oregon Limited Liability Company,

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:

**Parcel 1 of Land Partition 10-19 a replat of Parcel 2 of "Land Partition 53-06", situated in the NE1/4 SW1/4
of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$285,000.00.

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 25th day of March, 2022.

Pine Tree Plaza LLC., an Oregon Limited Liability Company

By: John Doherty, Member
John Doherty, Member

State of Oregon} ss
County of Klamath}

On this 25th day of March, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared John Doherty known or identified to me to be the Member in the Limited Liability Company known as Pine Tree Plaza 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/25

