

File No.: 22-352384

2022-004494

Klamath County, Oregon

04/08/2022 11:29:01 AM

Fee: \$97.00

Grantor
The Leo Group, LLC, an Oregon limited liability company 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
Grantee
Henry Austin and Stefanie Austin 51720 Pine Loop Drive La Pine, OR 97739
After recording return to
Henry Austin and Stefanie Austin 51720 Pine Loop Drive La Pine, OR 97739
Until requested, all tax statements shall be sent to
Henry Austin and Stefanie Austin 51720 Pine Loop Drive La Pine, OR 97739 Tax Acct No(s):

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

The Leo Group, LLC, an Oregon limited liability company, Grantor(s) convey and warrant to Henry Austin and Stefanie Austin, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances of record

The true consideration for this conveyance is **\$78,000.00**. (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.

WFG National Title - 22-352384

Executed this 5th day of April, 2022

The Leo Group, LLC, an Oregon limited liability company

Joshua Benjamin McGowan

By: Joshua B. McGowan, COO

By: Marshall N. McGowan, COO

Texas AS
STATE OF ~~OREGON~~
COUNTY OF Harris

This instrument was acknowledged before me this 5th day of April, 2022 by as of The Leo Group, LLC, an Oregon limited liability company, on behalf of the partnership by Joshua Benjamin McGowan

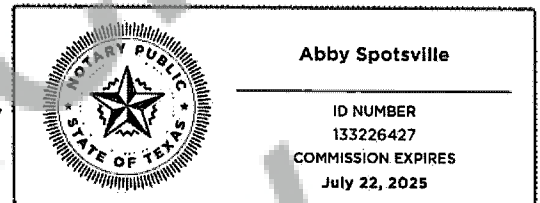
AS Texas AS Abby Spotsville

Notary Public for ~~Oregon~~

My Commission Expires: EXP: 07/22/2025 COMM#: 133226427

Notary Public, State of Texas

Notarized online using audio-video communication



Executed this 5th day of April, 2022

The Leo Group, LLC, an Oregon limited liability company

By: Joshua B. McGowan, COO

Marshall Nicholas McGowan

By: Marshall N. McGowan, COO

STATE OF OREGON

COUNTY OF _____

This instrument was acknowledged before me this _____ day of April, 2022 by _____ as _____ of The Leo Group, LLC, an Oregon limited liability company, on behalf of the partnership.

Notary Public for Oregon

My Commission Expires: _____

State of Texas

County of El Paso

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 04/05/2022 by Marshall Nicholas McGowan as owner of McGowan Ventures LLC a member of The Leo Group, LLC an Oregon Limited Liability Company.

Leonel Maldonado

Leonel Maldonado

Notary Public, State of Texas



Leonel Maldonado

ID NUMBER

133311441

COMMISSION EXPIRES

September 2, 2025

Notarized online using audio-video communication

EXHIBIT "A"
LEGAL DESCRIPTION

Unsurveyed Parcel 1 of Land Partition 35-01, being Lot 11, Block 1, TRACT 1118, situated in the Southwest 1/4 of Section 25, Township 34 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy