



2022-006135

Klamath County, Oregon

05/13/2022 01:26:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

The Copperfield Draw LLC, an Oregon limited liability
company

PO Box 787

Salem, OR 97308

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

The Copperfield Draw LLC, an Oregon limited liability
company

PO Box 787

Salem, OR 97308

File No. 534163AM

STATUTORY WARRANTY DEED

Joan L. Carrillo, Trustee of the Joan L. Carrillo Revocable Living Trust, UTD November 29, 2018,

Grantor(s), hereby convey and warrant to

The Copperfield Draw 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:

**The following described property is situate in Township 34 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.**

Section 27: SW1/4 lying Southerly of the Sprague River Road.

**Section 28: E1/2 SE1/4 lying Southerly of the Sprague River Road and all that portion of the E1/2 SW1/4
NE1/4 and the SE1/4 NE1/4 lying South of the Chiloquin-Sprague River Highway, as presently located, and
being more particularly described as follows: Beginning at the intersection of the Westerly right of way line
of the Chiloquin-Sprague River Highway and the East-West center section line of said Section 28; thence
West along the center section line 1664.0 feet to the Southwest corner of the E1/2 SW1/4 NE1/4 of aforesaid
Section 28; thence North 2° 26' East along the West boundary of the aforesaid E1/2 SW1/4 NE1/4 of said
Section 28, 912.0 feet, more or less, to the Southerly right of way boundary of the aforesaid Chiloquin-
Sprague River Highway; thence Southeasterly along said right of way boundary as follows: South 66° 50'
East 670 feet; South 64° 16' East 407.5 feet; South 58° 41' East 288.7 feet; South 53° 06' East 299.5 feet,
and South 48 degrees 03' East 215.8 feet, more or less, to the point of beginning.**

Section 34: W1/2 NE1/4, NW1/4 lying Southerly of the Sprague River Road.

The true and actual consideration for this conveyance is \$850,000.00.

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 12 day of May, 2022

Joan L. Carrillo Revocable Living Trust

By: Joan Carrillo
Joan L. Carrillo, Trustee

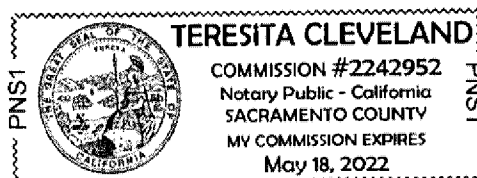
State of California } ss
County of SAN JOAQUIN

On this 12 day of May, 2022, before me, TERESITA CLEVELAND a Notary Public in and for said state, personally appeared Joan L. Carrillo, Trustee of the Joan L. Carrillo Revocable Living Trust, 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.

[Signature]
Notary Public for the State of California

Residing at: GALT, CA

Commission Expires: MAY 18, 2022



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

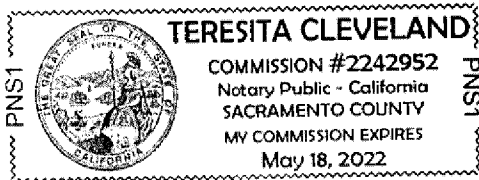
State of California

County of SAN JOAQUIN

On MAY 12, 2022 before me, TERESITA CLEVELAND, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JOAN L CARRILLO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANT DEBO

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____