



2022-007315

Klamath County, Oregon

06/10/2022 02:50:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

GALT541, LLC., a Limited Liability Company

519 Main St.

Klamath Falls, OR 97601

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

GALT541, LLC., a Limited Liability Company

519 Main St.

Klamath Falls, OR 97601

File No. 540317AM

STATUTORY WARRANTY DEED

Klamath Defender Services, Inc. an Oregon Not for Profit Corporation,

Grantor(s), hereby convey and warrant to

GALT541, 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:

A portion of Lot 2 in Block 16, ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the North side of Main Street in the City of Klamath Falls, at the Southwesterly corner of Lot 2, Block 16, of the Town of Linkville, now City of Klamath Falls, Oregon; thence Northeasterly along Main Street 34.12 feet, more or less, to the center of the party wall on said property; thence Northwesterly at right angles to Main Street, a distance of 100 feet; thence Southwesterly, parallel with Main Street, 34.12 feet, more or less, to the Westerly line of said Lot 2; thence Southeasterly, along said line, a distance of 100 feet to the place of beginning.

Together with the vacated 4 feet of the alley lying on the Northwest side of the above described property.

The true and actual consideration for this conveyance is "True & Valuable consideration"

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 9 day of June, 2022

Klamath Defender Services, Inc. an Oregon Not for Profit Corporation

By: Phil Studenberg, President
Phil Studenberg, President

State of Oregon}ss.
County of Klamath}

On this 9 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Phil Studenberg known to me to be the President of the Klamath Defender Services, Inc. an Oregon Not for Profit Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.

Melissa Cook

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

