

Returned at Counter

2022-007529  
Klamath County, Oregon



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06/16/2022 03:01:44 PM

Fee: \$92.00

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Spotted Frog Ranch, LLC  
915 Pacific Terrace  
Klamath Falls, OR 97601

Grantor: Basin Living Arts, LLC  
915 Pacific Terrace  
Klamath Falls, OR 97601

Grantee: Spotted Frog Ranch, LLC  
915 Pacific Terrace  
Klamath Falls, OR 97601

- STATUTORY WARRANTY DEED -

Basin Living Arts, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Spotted Frog Ranch, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A

SUBJECT TO AND EXCEPTING:

All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is Capitalization.

**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 16 day of June, 2022.

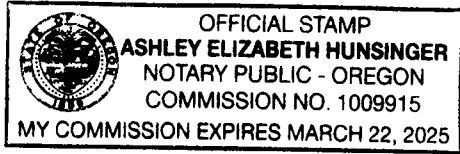
Basin Living Arts, LLC  
By: Alexander W. Froom, Trustee of the Alexander W.  
Froom Declaration of Trust U/A dated August 15, 2014,  
Sole and Managing Member

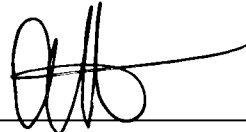
\*\*Notary Follows\*\*

1. STATUTORY WARRANTY DEED

STATE OF OREGON            )  
  ) ss  
County of Klamath         )

This instrument was acknowledged before me on June 16, 2022 by Alexander W. Froom, Trustee of the Alexander W. Froom Declaration of Trust U/A dated August 15, 2014, as Sole and Managing Member of Basin Living Arts, LLC.



  
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Notary Public for Oregon  
My Commission expires: 3/22/25

**EXHIBIT 'A'**  
**Spotted Frog Ranch, LLC**

Government Lots 8, 9, 10, 18 and 19, in Section 10, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon,

Also a tract of land described as follows:

Beginning at the Southwest corner of said Government Lot 11 of Section 10, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, thence North 89°52' East 467 feet to the middle of Wood River, thence following the middle of Wood River North 47°45' West 90 feet, thence North 21°15' East 100 feet, thence North 58°45' East 278 feet, thence North 8°30' East 80 feet, thence leaving the middle of Wood River North 59° West 50 feet, thence North 74°30' West 281 feet, thence North 5°45' East 430 feet to the middle of Wood River, thence following the middle of Wood River North 75° West 100 feet, thence North 35°30' West 140 feet, thence North 1° East 100 feet, thence North 65°45' East 190 feet, thence North 53°30' West 220 feet, thence North 29° West 63 feet, thence leaving the middle of Wood River West 221 feet to the Northwest corner of said Government Lot 11, thence South 0°15' West 1325 feet to the place of beginning.