



2022-007612
Klamath County, Oregon
06/20/2022 01:24:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:
CLTA3-Group, LLC an Oregon Limited Liability
Company
1980 Biehn Street
Klamath Falls, OR 97601

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

CLTA3-Group, LLC an Oregon Limited Liability
Company
1980 Biehn Street
Klamath Falls, OR 97601
File No. 544868AM

STATUTORY WARRANTY DEED

John R. Warner and Rockey W. Warner, not as tenants in common but with right of survivorship,
Grantor(s), hereby convey and warrant to

CLTA3-Group, 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:

**Lots 3 and 4, Block 65 BUENA VISTA ADDITION to The City of Klamath Falls, according to the official
plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

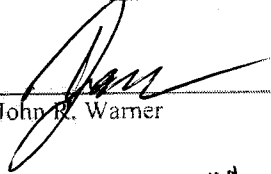
**EXCEPT the Southerly 80 feet thereof, and ALSO EXCEPTING a strip one foot in width off the Easterly
end or side of said premises heretofore conveyed to the City of Klamath Falls, Oregon, by deed recorded in
Book 46, page 155, Deed Records of Klamath County, Oregon**

The true and actual consideration for this conveyance is \$279,000.00.

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:

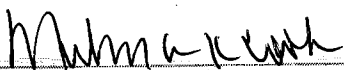
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

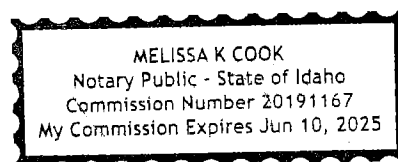
Dated this 17th day of JUNE, 2022.


John R. Warner

State of ~~Oregon~~ ^{IDAHO MKE} ss
County of ~~Klamath~~ ^{BOA MKE}

On this 17th day of June, 2022, before me, MELISSA K COOK a Notary Public in and for said state, personally appeared John R. Warner, 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.


Notary Public for the State of ~~Oregon~~ ^{IDAHO MKE}
Residing at: ~~Klamath County~~ ^{BOA County} ^{IDAHO MKE}
Commission Expires: 6-10-2025



Dated this 17 day of June, 2022

Rockey W. Warner
Rockey W. Warner

State of Oregon } ss
County of Klamath }

On this 17 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Rockey W. Warner, 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.

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

