



2022-007694

Klamath County, Oregon

06/22/2022 09:48:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SOS Family, LLC, an Oregon limited liability company
1301 Esplanade AVE
Klamath Falls, OR 97601

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

SOS Family, LLC, an Oregon limited liability company
1301 Esplanade AVE
Klamath Falls, OR 97601

File No. 544092AM

STATUTORY WARRANTY DEED

L.R. Mittnacht Enterprises, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

SOS Family, 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 tract of land situated in the S1/2 S1/2 SE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of Homedale Road, said point located North 89°55'40" West 1318.31 feet and North 00°31'00" West 210.00 feet from the brass cap monument marking the Southeast corner of said Section 11; thence North 00°31'00" West along the Easterly right of way line of said Homedale Road 120.08 feet to a 5/8 inch iron pin on the North line of the S1/2 S1/2 SE1/4 SE1/4 of said Section 11; thence South 89°55'30" East along said North line 199.23 feet to a 5/8 inch iron pin; thence South 00°04'20" West 120.07 feet to a 5/8 inch iron pin on the North right of way line of Sturdivant Avenue; thence North 89°55'40" West along the North right of way line of said Sturdivant Avenue 198.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$700,000.00.

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 16 day of June, 2022

L.R. Mittnacht Enterprises, Inc.

By:

Wayne Stone
Wayne Stone, Secretary

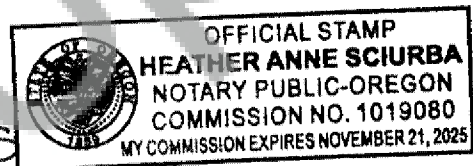
By:

Elisabeth Onove
Elisabeth Onove, President

State of Oregon } ss
County of Klamath }

On this 16 day of June, 2022, before me, Heather Sciorba, a Notary Public in and for said state, personally appeared Wayne Stone, Secretary of L.R. Mittnacht Enterprises, Inc. 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.

Heather Sciorba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21, 2025



State of Oregon } ss
County of Klamath }

On this 21 day of June, 2022, before me, Heather Sciorba, a Notary Public in and for said state, personally appeared Elisabeth Onove, President of L.R. Mittnacht Enterprises, Inc. 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.

Heather Sciorba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21, 2025

