



THIS SPACE RESERVED FOR

2022-007894  
Klamath County, Oregon  
06/27/2022 02:05:01 PM  
Fee: \$87.00

After recording return to:

T & G Professional Center, LLC

2586 Clover St.

Klamath Falls, OR 97601

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

T & G Professional Center, LLC

2586 Clover St.

Klamath Falls, OR 97601

File No. 544223AM

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### STATUTORY WARRANTY DEED

**Brian S. Holland and Laina M. Holland, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**T & G Professional Center, 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:

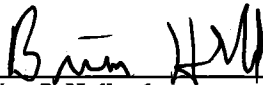
**Parcels 1 and 2 of Land Partition 67-05, said Land Partition being a replat of Lots 5, 8 and the N1/2 of Lot 6  
as adjusted by Property Line Adjustment 3-98, Block 5 of Tract 1163 – Campus View, situated in the SE1/4  
NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County,  
Oregon.**


The true and actual consideration for this conveyance is \$250,000.00.

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.

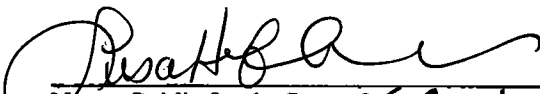
Dated this 22<sup>nd</sup> day of June, 2022

  
\_\_\_\_\_  
Brian S. Holland

  
\_\_\_\_\_  
Laina M. Holland

State of S. Carolina } ss  
County of Aiken }

On this 22<sup>nd</sup> day of June, 2022, before me, Lisa Hofmann Travis, a Notary Public in and for said state, personally appeared Brian S. Holland and Laina M. Holland, 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.

  
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Notary Public for the State of S. Carolina  
Residing at: 695 Wickham Granville SC 29829 - Aiken County  
Commission Expires: 01.11.2031

Lisa Hofmann Travis Aiken County Notary Public, State of South Carolina My Commission Expires Jan. 11, 2031
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