



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Justin Allen Fowler and Katherine
Fowler
2711 Crater Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Justin Allen Fowler and Katherine
Fowler
2711 Crater Street
Klamath Falls, OR 97601

File No.: 7091-3964539 (TM)
Date: June 22, 2022

STATUTORY WARRANTY DEED

BTBE Capital LLC as to an one half interest and West Coast capital LLC as to an one half interest, Grantor, conveys and warrants to **Justin Allen Fowler and Katherine Fowler as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Taxes for the fiscal year 2022-2023 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

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 20 day of July, 2022

BTBE Capital LLC

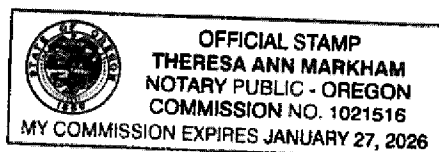
West Coast capital LLC

By: Brian Wyatt
Name: Brian Wyatt
Title: Member

By: Russell Lindberg
Name: Russell Lindberg
Title: Member

STATE OF Oregon)
County of Wasco)ss.

This instrument was acknowledged before me on this 20 day of July, 2022
by Brian Wyatt as Member of BTBE Capital LLC, on behalf of the limited liability company.



Theresa Ann Markham
Notary Public for Oregon
My commission expires: 1.27.26

APN: 435201

Statutory Warranty Deed
- continued

File No.: 7091-3964539 (TM)

STATE OF Oregon)
County of Wasco)ss.
)

This instrument was acknowledged before me on this 20 day of July, 2022
by Russell Lindberg as Member of West Coast Capital LLC, on behalf of the limited liability company.



Notary Public for Oregon
My commission expires: 1.27.26

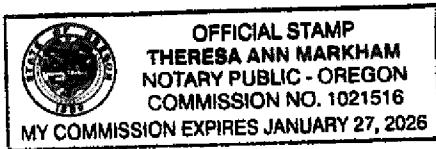


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 in Block 2 of 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.