



THIS SPACE RESERVED FOR

2022-009266
Klamath County, Oregon
07/28/2022 11:12:04 AM
Fee: \$87.00

After recording return to:

MDB, LLC

35350 Hwy. 50

Malin, OR 97632

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

MDB, LLC

35350 Hwy. 50

Malin, OR 97632

File No. 549706AM

STATUTORY WARRANTY DEED

Lester Ray Sturm, Trustee of the Lester Ray Sturm 2003 Trust dated July 9, 2003,

Grantor(s), hereby convey and warrant to

MDB, 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:

Parcel 1 of Land Partition 18-17, located in Section 12, Township 41 South, Range 12 East of the Willamette Meridian, and Section 7, Township 41 South, Range 13 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed December 20, 2017 in 2017-014450 records of Klamath County.

The true and actual consideration for this conveyance is \$210,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 20th day of July 2022

The Lester Ray Sturm 2003 Trust

By: [Signature]
Lester Ray Sturm, Trustee

State of OR } ss
County of KLAMATH

On this 20th day of July 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lester Ray Sturm, Trustee of the Lester Ray Sturm 2003 Trust, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7/29/25

