



2022-009356
Klamath County, Oregon
08/01/2022 09:37:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Fort Klamath Ranch Enterprizes, LLC

PO Box 408

Fort Klamath, OR 97626

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

Fort Klamath Ranch Enterprizes, LLC

PO Box 408

Fort Klamath, OR 97626

File No. 548789AM

STATUTORY WARRANTY DEED

Larry G. Porter and Mary Theresa Porter,

Grantor(s), hereby convey and warrant to

Fort Klamath Ranch Enterprizes, 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:

**Lot 2 in Block 1, of TRACT 1114, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$325,000.00.

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 29 day of July, 2008

Larry G. Porter
Larry G. Porter

Mary Theresa Porter
Mary Theresa Porter

State of Oregon } ss
County of Klamath }

On this 29 day of July, 2008, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Larry G. Porter and Mary Theresa Porter, 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:

Commission Expires:

Klamath Falls OR

Nov. 21, 2015

