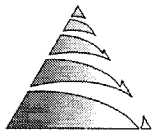


554971AM



Evergreen
Land Title Company

2022-009434

Klamath County, Oregon

08/02/2022 02:14:01 PM

Fee: \$87.00

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company

260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

STEVEN BRENT JENKINS

12087 W Hiddenlake St., Star, ID 83669

GRANTOR:

3M INVESTMENTS PARTNERSHIP

GRANTEE:

STEVEN BRENT JENKINS

12087 W Hiddenlake St., Star, ID 83669

ORDER NO. 22-25534

TAX ACCOUNT NO. 145284

MAP NO. 2407-007A0-02700

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

3M INVESTMENTS PARTNERSHIP, Grantor, conveys and warrants to STEVEN BRENT JENKINS, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Lot 13 in Block 3 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
2022-2023 TAXES A LIEN NOT YET DUE OR 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.

The true and actual consideration for this conveyance is \$69,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this July 28, 2022

3M INVESTMENTS PARTNERSHIP

Myrl G. Moore

Partner

Michael W. Monroe

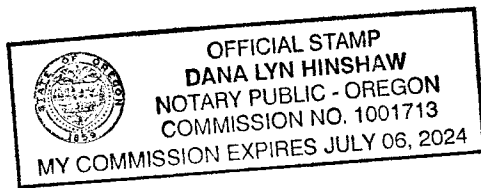
Trustee of the Monroe Family Trust dated July 25, 2012, Partner

LaNita K. Monroe

Trustee of the Monroe Family Trust dated July 25, 2012, Partner

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 2 day of Aug 2012 by Myrl
G. Moore, Partner and Michael, W. Monroe and Lanita K. Monroe, Trustees of the Monroe Family Trust
dated July 25, 2012, Partners of the 3M Investments Partnership, an Oregon Partnership



Dana Lyn Hinshaw
Sep 7/12/11