

2022-011607

Klamath County, Oregon

09/26/2022 02:17:01 PM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

PacifiCorp
Attn: Property Tax Dept.
825 NE Multnomah St., Suite 1900
Portland, OR 97232

SEND TAX STATEMENTS TO:

PacifiCorp
Attn: Property Tax Dept.
825 NE Multnomah St., Suite 1900
Portland, OR 97232

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

STATUTORY WARRANTY DEED

Gavin Rajnus, L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to **PacifiCorp, an Oregon corporation**, Grantee, the real property described on the attached Exhibit A, incorporated herein, free of encumbrances EXCEPT those listed in the attached Exhibit B, incorporated herein.

The true consideration for this conveyance is \$0.00.

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 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.

[Signature Page Follows]

DATED this 19th day of Sept., 2022.

Gavin Rajnus, L.L.C. an Oregon limited liability company

Signature: *Gavin Rajnus*

Gavin Rajnus
Operating Manager

REPRESENTATIVE ACKNOWLEDGMENT

State of Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 19th day of Sept., 2022, by
Gavin Rajnus as Grantor for
Gavin Rajnus, L.L.C.

[Seal]

Isaac Dewayne Nunn
Notary Public
My commission expires: March 14, 2025

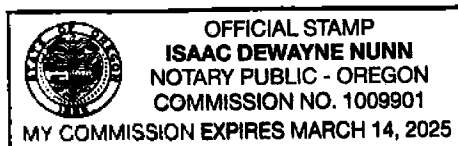


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 2, LAND PARTITION 59-21, RECORDED AUGUST 4, 2022 AS INSTRUMENT 2022-9520, KLAMATH COUNTY, OREGON OFFICIAL RECORDS AND FILED AUGUST 5, 2022 AS COUNTY SURVEY NO. 8701, RECORDS OF THE COUNTY SURVEYOR OF SAID COUNTY.

THIS DESCRIPTION CONTAINS 5.25 ACRES, MORE OR LESS.

EXHIBIT B
PERMITTED EXCEPTIONS

SUBJECT TO The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

SUBJECT TO An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company

Recorded: October 12, 1965

Volume: M65, page 2528

SUBJECT TO An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company

Recorded: October 12, 1965

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