

After Recording Return To:  
First American Title

**2022-013536**  
**Klamath County, Oregon**

11/21/2022 01:17:02 PM

Fee: \$87.00



After recording return to:  
Long Term Properties, L.P.  
PO Box 2207  
Rancho Santa Fe, CA 92067

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Long Term Properties, L.P.  
PO Box 2207  
Rancho Santa Fe, CA 92067

File No.: 7061-4013661 (JNR)  
Date: November 08, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**LBLM Investments, LLC**, Grantor, conveys and warrants to **Long Term Properties, L.P.**, a **California limited partnership**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 1279, 1280, 1281, 1282, 1283 AND 1284, TRACT 1443, A REPLAT OF LOTS 595-602, 604-605, FALCON DRIVE AND RED TAIL DRIVE OF TRACT 1340 RUNNING Y RESORT PHASE 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. 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 **\$50,000.00**. (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.

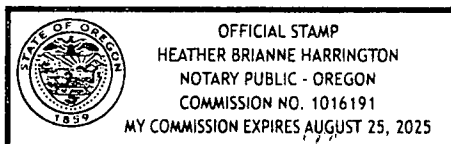
Dated this 17<sup>th</sup> day of NOVEMBER, 20 22.

LBLM Investments LLC, an Oregon limited liability company

By: [Signature]  
Name: Brad Mombert  
Title: Authorized Signer

STATE OF Oregon )  
 )ss.  
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on this 17<sup>th</sup> day of November, 20 22 by Brad Mombert as Authorized Signer of LBLM Investments LLC, on behalf of the limited liability company.



[Signature]  
Notary Public for Oregon  
My commission expires: 8/25/25