



2023-000582
Klamath County, Oregon
01/27/2023 01:22:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

4 Spoon, LLC, an Oregon Limited Liability Company

2316 S 6th ST Ste. B

Klamath Falls OR 97601

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

4 Spoon, LLC, an Oregon Limited Liability Company

5429 S 6th Street

Klamath Falls OR 97603

File No. 571261AM

STATUTORY WARRANTY DEED

JAKD, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

4 Spoon, 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:

Tract 3 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 6, 1964 in Book 352, page 576, Deed Records of Klamath County, Oregon.

ALSO Excepting therefrom that portion conveyed to the State of Oregon, by and through it Department of Transportation by Deed recorded December 3, 2019 in Instrument 2019-014026, Records of Klamath County.

The true and actual consideration for this conveyance is \$249,000.00.

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:

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 25 day of January, 2023.

JAKD, LLC

By:

Ali Dean, Manager

State of Oregon } ss

County of ~~Klamath~~ Lane

On this 25 day of January, 2023, before me, Ellen Roberta Aronowitz a Notary Public in and for said state, personally appeared ALI DEAN, 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.

Ellen Roberta Aronowitz
Notary Public for the State of Oregon

Residing at: Lane County, State of OR

Commission Expires: 11-11-24

