



After recording return to:
Live Here, LLC, an Oregon limited
liability company
1105 Pacific Terrace
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Live Here, LLC, an Oregon limited
liability company
1105 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7161-4028096 (SA)
Date: January 24, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Snoozy, LLC, Grantor, conveys and warrants to **Live Here, LLC, an Oregon limited liability company**, 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:

LOT 346 IN BLOCK 112 OF MILLS ADDITION, 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 **\$111,000.00**. (Here comply with requirements of ORS 93.030)

APN: 480303

Statutory Warranty Deed
- continued

File No.: 7161-4028096 (SA)

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 26 day of January, 2023.

Snoozy, LLC, an Oregon limited liability company

By: Sharon Snoozy, Trustee of the Snoozy Living
Trust Dated October 11, 2006, Member

By: Sharon Snoozy
Name: Sharon Snoozy
Title: Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of January, 2023
by Sharon Snoozy as Trustee of the Snoozy Living Trust Dated October 11, 2006, Member of Snoozy,
LLC, on behalf of the Oregon limited liability company.



Marla
Notary Public for Oregon
My commission expires: 3/10/2023