



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jared Van Horn
4018 #A,#B and 4020 #A,#B Clinton
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jared Van Horn
4018 #A,#B and 4020 #A,#B Clinton
Klamath Falls, OR 97603

File No.: 7161-4036694 (kw)
Date: February 14, 2023

STATUTORY WARRANTY DEED

TW and LJ 401K Plan, Grantor, conveys and warrants to **Jared Van Horn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$360,000.00**. (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 27 day of February, 2023

TW&LJ 401 (K) Plan

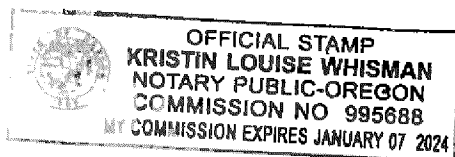
By: Tom Wimmer

Name: Tom Wimmer

Title: Authorized Signor

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

This instrument was acknowledged before me on this 27 day of February, 2023
by Tom Wimmer as Authorized Signor of TW&LJ 401 (K) Plan.



Kristin Louise Whisman

Notary Public for Oregon

My commission expires: 01/07/2024

EXHIBIT A

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

Tracts 2, 3 and 4 LANDIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 144 feet of Tract 4 as described in that certain deed from Clinton Landis, a single man to Earle William Tichenor and Isabell Jean Tichenor, husband and wife, dated November 5, 1941 and recorded November 6, 1941 in Book 142 at Page 313, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 3 as described in that certain deed from Carolyn F. Peacore to Sterling W. Hancock et ux, dated September 12, 1980 and recorded September 15, 1980 in Volume M-80 at Page 17483, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 2.

ALSO KNOWN AS PARCEL 2 OF MINOR PARTITION 79-100.