



2023-002090  
Klamath County, Oregon  
03/28/2023 10:05:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

OZ Investment LLC, an Oregon Limited Liability  
Company

915 West 11th Street

Vancouver, WA 98662

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

OZ Investment LLC, an Oregon Limited Liability  
Company

915 West 11th Street

Vancouver, WA 98662

File No. 570788AM

---

### STATUTORY WARRANTY DEED

**Maywood South LLC, an Oregon Limited Liability Company ,**

Grantor(s), hereby convey and warrant to

**OZ Investment 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:

**Lot 2, Block 2, Tract No. 1249, Re-subdivision of Lot 4, Block 1 WASHBURN PARK, TRACT 1080,  
according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$10.00 plus other good and valuable consideration

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 16 day of MARCH, 2023.

Maywood South LLC, an Oregon Limited Liability Company

By: Robert A. Stewart  
Robert A Stewart, Manager

By: Jamie Jackson  
Jamie Jackson, Manager

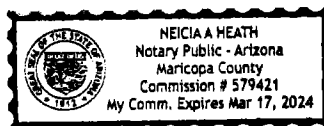
By: Dolores Patzke  
Dolores Patzke, Manager

State of ARIZONA DAV  
County of Maricopa DAV

On this 16 day of March, 2023, before me, Neicia A. Heath a Notary Public in and for said state, personally appeared Robert A. Stewart known or identified to me to be the Managing Member in the Limited Liability Company known as Maywood South LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Neicia A. Heath  
Notary Public for the State of ARIZONA DAV  
Residing at: Maricopa County, ARIZONA  
Commission Expires: 3-17-2024



State of Oregon  
County of Klamath

On this 17 day of March, in the year 2023, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Dolores Patzke known or identified to me to be the Managing Member in the Limited Liability Company known as Maywood South LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023

State of Oregon  
County of Klamath

On this 20 day of March, in the year 2023, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Jamie Jackson known or identified to me to be the Managing Member in the Limited Liability Company known as Maywood South LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023

