

RECORDING REQUESTED BY:



811 NW 19th Ave, Suite 104
Portland, OR 97209-1401

2023-002527

Klamath County, Oregon

04/07/2023 01:26:02 PM

Fee: \$87.00

GRANTOR'S NAME:

JMK Management, LLC a California Limited Liability Company

GRANTEE'S NAME:

Jared Burdick

AFTER RECORDING RETURN TO:

Order No.: 472523000461KC

Jared Burdick
1191 Jacob Lane
Carmichael, CA 95608

SEND TAX STATEMENTS TO:

Jared Burdick
1191 Jacob Lane
Carmichael, CA 95608

APN: 414876

Map: R-3809-033Bb-04600-000

248 S. Broad Street, Klamath Falls, OR 97601-5991

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Amerititle 579992AM

STATUTORY WARRANTY DEED

JMK Management, LLC a California Limited Liability Company, Grantor, conveys and warrants to **Jared Burdick**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 6A, 6B, and 7A in Block 4 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$493,500.00). (See 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-6-2023

JMK Management, LLC a California Limited Liability Company

BY: [Signature]
Mike Farr
Manager

State of CA
County of Placer

This instrument was acknowledged before me on 4-6-2023 by
Mike Farr as Manager of
JMK Management LLC

[Signature]
Notary Public - State of Oregon CA
My Commission Expires: 12-4-24

