

2023-003356

Klamath County, Oregon

05/03/2023 09:18:01 AM

Fee: \$92.00



After recording return to:
Lomroe LLC
5095 Gebhard Rd
Central Point, OR 97502

Until a change is requested all tax
statements shall be sent to the
following address:
Lomroe LLC
5095 Gebhard Rd
Central Point, OR 97502

File No.: 7161-4036504 (SA)
Date: February 13, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald G. Boyd and Julie A. Boyd, as tenants by the entirety, Grantor, conveys and warrants to **Lomroe LLC, an Oregon limited liability company**, 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 **\$585,500.00**. (Here comply with requirements of ORS 93.030)

APN: 372992

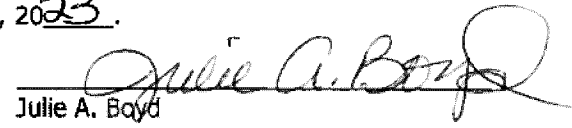
Statutory Warranty Deed
- continued

File No.: 7161-4036504 (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.

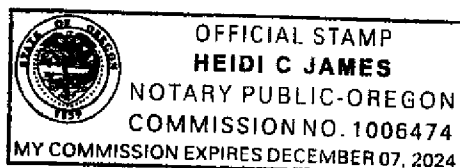
Dated this 29th day of April, 2023.


Donald G. Boyd


Julie A. Boyd

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of April, 2023
by **Donald G. Boyd and Julie A. Boyd.**





Notary Public for Oregon

My commission expires: 12/07/2024

APN: 372992

Statutory Warranty Deed
- continued

File No.: 7161-4036504 (SA)

EXHIBIT A

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

LOTS 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 59 OF SECOND ADDITION TO HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 4,5,6 AND 11 ON THE NORTHEASTERLY SIDE THEREOF WHICH INURED THERETO BY INSTRUMENT RECORDED IN VOLUME 123 AT PAGE 85 AND VOLUME 217 AT PAGE 153, DEED RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED FEBRUARY 10, 2015 IN VOLUME 123 AT PAGE 85 AND VOLUME 217, PAGE 153, DEED RECORDS OF KLAMATH COUNTY, AND THOSE MATTERS OF RECORD AND APPARENT UPON THE LAND.