



THIS SPACE RESERVED FOR

2023-003442

Klamath County, Oregon

05/05/2023 11:40:02 AM

Fee: \$87.00

After recording return to:

Donald D. Marquart and Nancy K. Marquart

3901 Brooke Dr.

Klamath Falls, OR 97603

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

Donald D. Marquart and Nancy K. Marquart

3901 Brooke Dr.

Klamath Falls, OR 97603

File No. 582494AM

STATUTORY WARRANTY DEED

Triple Sorg Investments LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Donald D. Marquart and Nancy K. Marquart, as Tenants by the Entirety,

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:

A parcel of land lying in the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is North 1°12' West 361.4 feet and East 30 feet from the West quarter corner of said Section 11; thence North 1°12' West 100 feet; thence North 88°57' East 100 feet; thence South 1°12' East 100 feet; thence South 88°57' West 100 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Summers Lane and any portion lying within the right of way of Winter Avenue.

The true and actual consideration for this conveyance is \$150,000.00.

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 20 day of April, 2023

Triple Sorg Investments, LLC, an Oregon Limited Liability Company

By: [Signature]
William Sorg, Member

State of Oregon} ss
County of Klamath}

On this 20 day of April, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared William Sorg known or identified to me to be the Member in the Limited Liability Company known as Triple Sorg Investments LLC, an Oregon Limited Liability Company 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

