



2023-003751
Klamath County, Oregon
05/17/2023 09:31:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Wendy Louise Letner and Wade Vincent Collins
22770 Sprague River Rd.
Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:
Wendy Louise Letner and Wade Vincent Collins
22770 Sprague River Rd.
Chiloquin, OR 97624
File No. 587257AM

STATUTORY WARRANTY DEED

Caledonia Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Wendy Louise Letner and Wade Vincent Collins, with right of survivorship,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,450,000.00.
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 16 day of May 2023

Caledonia Properties, LLC
By: [Signature]
Mark Campbell, Member

State of OREGON } ss
County of KLAMATH }

On this 16 day of MAY, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared MARK CAMPBELL, MEMBER OF CALEDONIA PROPERTIES LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. 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 FALLS OR
Commission Expires: Nov. 21 2025

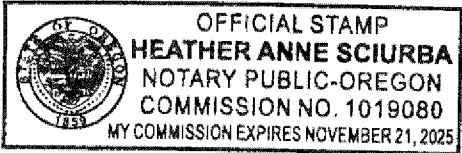


EXHIBIT 'A'

Parcel A:

Parcel 1 of Land Partition 20-19 being a replat of Unsurveyed Parcel 1 of Land Partition 16-11 situate in the SW1/4 of Section 15 and in Section 22, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded March 3, 2020 in Instrument 2020-002672, Records of Klamath County, Oregon.

Parcel B:

Parcel 2 of Land Partition 20-19 being a replat of Unsurveyed Parcel 1 of Land Partition 16-11 situate in the SW1/4 of Section 15 and in Section 22, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded March 3, 2020 in Instrument 2020-002672, Records of Klamath County, Oregon.

Parcel C:

Unsurveyed Parcel 2 of Land Partition 04-11, being a re-plat of Parcel 1 of LP 69-06, situated in the SE1/4 Section 9, The E1/2 Section 16, the NW1/4 and S1/2 Section 15, and the N1/2 of Section 22, Township 38 south, Range 8 east of the Willamette Meridian, Klamath County, Oregon recorded with the County Clerk on June 1, 2011 in Volume 2011-006707, being more particularly described as follows:

A Parcel of land situated in the S1/2 of Section 15 and the N1/2 of Section 22, all in Township 38 South, Range 08 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the most southerly corner of Running Y Resort, Phase 13, Tract 1429 as recorded at the Klamath County Clerk's Office, thence, South 31°37'42" East, 94.90 feet to the beginning of a curve; thence along a 270.00 foot radius curve to the right, through a central angle of 08°30'13" (the long chord of which bears South 27°22'37" East, 40.04 feet) an arc distance of 40.07 feet; Thence South 23°07'29" East, 189.69 feet to the beginning of a curve; thence along a 1242.00 foot radius curve to the left, through a central angle of 16°55'33" (the long chord of which bears South 31°35'19" East, 365.57 feet) an arc distance of 366.91 feet to a point of reverse curvature; thence along a 958.00 foot radius curve to the right, through a central angle of 11°19'47" (the long chord of which bears South 34°23'10" East, 189.13 feet) an arc distance of 189.44 feet to the beginning of a non-tangential curve; thence along a 730.00 foot radius curve to the left, through a central angle of 17°48'24" (the long chord of which bears South 37°37'31" East, 225.96 feet) an arc distance of 226.88 feet to the beginning of a non-tangential curve; thence along a 1970.00 foot radius curve to the right, through a central angle of 14°58'29" (the long chord of which bears South 39°02'29" East, 513.41 feet) an arc distance of 514.87 feet; Thence, South 31°33'14" East, 165.24 feet to the beginning of a curve; thence along a 184.00 foot radius curve to the right, through a central angle of 58°16'14" (the long chord of which bears South 02°25'06" East, 179.17 feet) an arc distance of 187.13 feet; thence South 26°43'03" West, 162.86 feet to the northerly right-of-way line of Lakeshore Drive; thence along said northerly right-of-way line the following three (3) courses, North 63°16'43" West, 3937.16 feet; thence North 57°53'13" East, 14.92 feet; thence North 57°40'33" West, 167.51 feet; thence leaving said northerly right-of-way line, North 65°00'00" East, 432.22 feet; thence North 45°00'00" West, 197.01 feet; thence North 05°31'22" East, 428.93 feet; thence, North 14°58'50" West, 377.19 feet; thence North 81°01'03" East, 1284.46 feet to the southerly boundary of said Tract 1429, said southerly boundary also being the southwesterly right-of-way line of Parula Road; thence along said southerly boundary and southwesterly right-of-way line the following eight (8) courses, South 45°16'49" East, 97.89 feet to the beginning of a curve; thence along a 180.00 foot radius curve to the left, through a central angle of 32°50'59" (the long chord of which bears South 61°42'18" East, 101.79 feet) an arc distance of 103.20 feet to a point of reverse curvature; thence along a 120.00 foot radius curve to the right, through a central angle of 29°53'26" (the long chord of which bears South 63°11'05" East, 61.90 feet) an arc distance of 62.60; thence, South 48°14'22" East, 732.44 feet to the beginning of a curve; thence along a 270.00 foot radius curve to the right, through a central angle of 14°34'10" (the long chord of which bears South 40°57'17" East, 68.47 feet) an arc distance of 68.66 feet; thence South 33°40'12" East, 532.54 feet to the beginning of a curve; thence along a 1470.00 foot radius curve to the right, through a central angle of 02°02'30" (the long chord of which bears South 32°38'57" East, 52.38 feet) an arc distance of 52.38 feet; thence South 31°37'42" East, 244.85 feet to the point of beginning.