



2023-004644

Klamath County, Oregon

06/16/2023 02:03:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alexander Giden and Elizabeth Giden

12575 Hwy 66

Klamath Falls, OR 97601

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

Alexander Giden and Elizabeth Giden

12575 Hwy 66

Klamath Falls, OR 97601

File No. 588115AM

### STATUTORY WARRANTY DEED

**Lyonheart Klamath Falls, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Alexander Giden and Elizabeth Giden, 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 Section 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian, being a portion of that real property described on page 659 Volume 259, said parcel more particularly described as follows:**

**Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE1/4 SW1/4 Section 29; thence South 89° 19.9' East 1326.07 feet along a well established fence line to a fence corner, which fence corner is the true place of beginning of this description; thence South 0° 53' West, 471.75 feet along a well established fence line to a fence corner; thence North 79° 07' West, 18.53 feet to a fence corner; thence South 0° 53' West 907 feet along a well established fence line to a fence corner; thence South 49° 07' East 23.82 feet to a fence corner; thence South 0° 53' West 1422.99 feet along a well established fence line to a steel stake; thence South 72° 14.4' West 157.54 feet to a steel stake; thence South 0° 53' West 200 feet more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East, 444.5 feet along said Highway right of way line to a fence corner; thence North 0° 59.7' East, 2928.52 feet along a well established fence line and line extended to a steel stake; thence North 89° 19.9' West 279.32 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$363,500.00.

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.

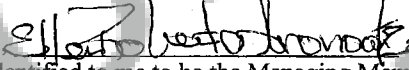
Dated this 10 day of June, 2023

Lyonheart Klamath Falls, LLC, an Oregon Limited Liability Company

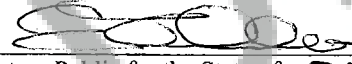
By: 

Ernest Lee, Managing Member

State of Oregon } ss  
County of Lane }

On this 10<sup>th</sup> day of June, 2023, before me,  a Notary Public in and for said state, personally appeared Ernest Lee known or identified to me to be the Managing Member in the Limited Liability Company known as Lyonheart Klamath Falls, 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.

  
Notary Public for the State of OREGON  
Residing at: Lane County State of OR  
Commission Expires: 11-11-24

