



**2023-004977**

**Klamath County, Oregon**

**06/28/2023 01:15:02 PM**

**Fee: \$87.00**

TITLE NO. 0339971  
ESCROW NO. EU23-0880 NRJ  
TAX ACCT. NO. 9715  
MAP/TAX LOT NO. 2407-007D0-05800

**GRANTOR**

CALCONE, LLC

**GRANTEE**

PATRICK J. THOMPSON and HEIDI K. THOMPSON  
PO BOX 1164  
SISTERS, OR 97759

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**CALCONE, LLC, an Oregon Limited Liability Company, Grantor,**  
conveys and warrants to

**PATRICK J. THOMPSON and HEIDI K. THOMPSON, as tenants by the entirety, Grantee,**  
the following described real property free of encumbrances except as specifically set forth herein:

Lot 25 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$750,000.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.**

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 28 day of June, 2023.

CALCONE, LLC

BY: 

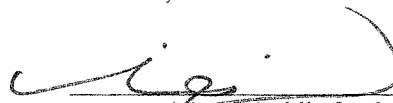
PAMELA J. WINDOM, MEMBER/MANAGER

BY: 

TRACEY WINDOM, MEMBER/MANAGER

State of Oregon  
County of Lane

This instrument was acknowledged before me on June 28, 2023 by Pamela J. Windom and Tracey Windom, both as Members & Managers of CALCONE, LLC.



(Notary Public for Oregon)

My commission expires 7.13.2026

