

Returned at Counter

2023-005294
Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: RMD Properties, LLC, an Oregon Limited Liability Company 3313 Washburn Way Klamath Falls, OR 97603
---	---



00316639202300052940010016

06/29/2023 01:14:35 PM

Fee: \$82.00

Grantor
RMD Properties, LLC,
an Oregon Limited Liability Company
3313 Washburn Way
Klamath Falls, OR 97603

Grantee
RMD Properties, LLC,
an Oregon Limited Liability Company
3313 Washburn Way
Klamath Falls, OR 97603

- STATUTORY WARRANTY DEED -

RMD Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to RMD Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Parcels 1, 2 and 3 of LAND PARTITION 9 - 22 Being a replat of
Parcel 2 of "Land Partition 31 - 21", situated in the NW1/4 NW1/4
of Section 10, T39S, R9EWM, Klamath County, Oregon

Subject to and excepting all those items of record, if any, as of the date of this deed and those shown below if any:

The true and actual consideration for this transfer is a land partition.

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 28 day of June, 2023.

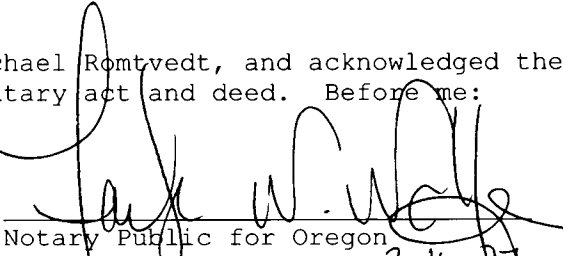
Washburn Property 156 LLC,
an Oregon Limited Liability Company


By: Michael Romtvedt
Its: Manager

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Michael Romtvedt, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




Notary Public for Oregon
My Commission expires: 3-16-27