



After recording return to:
Zephyr Management LLC
915 Pine Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Zephyr Management LLC
915 Pine Street
Klamath Falls, OR 97601

File No.: 7161-4066539 (SA)
Date: June 28, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

2023-006381

Klamath County, Oregon

07/28/2023 02:21:02 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

Tamera Cathleen Bancroft and Jeffery Ross Bush, as tenants by the entirety, Grantor, conveys and warrants to **Zephyr Management LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2023-2024** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$420,000.00**. (Here comply with requirements of ORS 93.030)

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.

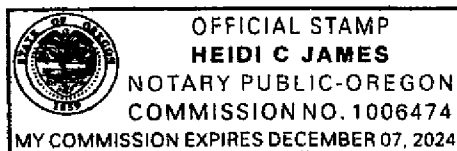
Dated this 25th day of July, 2023.

Tamera Cathleen Bancroft
Tamera Cathleen Bancroft

Jeffery Ross Bush
Jeffery Ross Bush

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 25th day of July, 2023
by **Tamera Cathleen Bancroft**.



Heidi C. James
Notary Public for Oregon
My commission expires: 12/07/2024

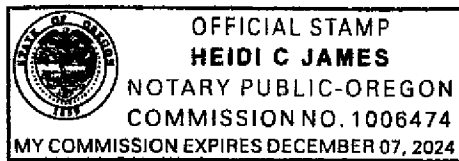
APN: 413500

Statutory Warranty Deed
- continued

File No.: 7161-4066539 (SA)

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25th day of JULY, 2023
by **Jeffery Ross Bush**.



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

PORTIONS OF LOTS 1 AND 2 IN BLOCK 47 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, FORMERLY LINKVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHERLY SIDE OF TENTH STREET A DISTANCE OF 110 FEET THENCE SOUTHWESTERLY AT RIGHT ANGLES TO TENTH STREET A DISTANCE OF 50 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH TENTH STREET A DISTANCE OF 110 FEET TO THE NORTHERLY LINE OF PINE STREET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF PINE STREET A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PINE STREET 50 FEET WESTERLY FROM THE MOST EASTERLY CORNER OF BLOCK 47, NICHOLS ADDITION TO THE TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS) OREGON; THENCE NORTHWESTERLY AT RIGHT ANGLES TO PINE STREET A DISTANCE OF 110 FEET; THENCE NORTHEASTERLY AND PARALLEL WITH PINE STREET 50 FEET TO THE WESTERLY LINE OF 10TH STREET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF 10TH STREET A DISTANCE OF 10 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO 10TH STREET ALONG THE NORTHWESTERLY LINE OF LOTS 1 AND 2 OF SAID BLOCK A DISTANCE OF 98.21 FEET, MORE OR LESS; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO PINE STREET A DISTANCE OF 120 FEET TO THE NORTHERLY LINE OF PINE STREET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF PINE STREET 48.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 BLOCK 47 IN NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE EASTERLY ON NORTH LINE OF PINE STREET 44 FEET, THENCE NORTHERLY AT RIGHT ANGLES WITH PINE STREET 110 FEET, MORE OR LESS, BEING A POINT WHICH IS THE NORTHEAST CORNER OF THE PROPERTY HEREIN; THENCE WESTERLY AT RIGHT ANGLES TO TENTH STREET 69 FEET, MORE OR LESS, TO THE EAST LINE OF NINTH STREET; THENCE SOUTHERLY ALONG SAID EAST LINE OF NINTH STREET 110 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AS SHOWN BY THE DULY RECORDED PLAT OF SAID NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

NOTE: This legal description was created prior to January 1, 2008.