



**2023-006387**

**Klamath County, Oregon**

07/28/2023 02:38:02 PM

Fee: \$87.00

TITLE NO. 601557AM  
ESCROW NO. EU23-1115 JJ  
TAX ACCT. NO. 901314, 158475  
MAP/TAX LOT NO. R-2508-00400-01900  
MAP/TAX LOT NO. R-2508-00400-01901

**GRANTOR**

MCKENZIE LAND & TIMBER, LLC

**GRANTEE**

PATRICK GRUHN  
5555 NW KIMBALL COURT  
YACHATS, OR 97498

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**

**MCKENZIE LAND & TIMBER, LLC, an Oregon Limited Liability Company, Grantor,**

conveys and warrants to

**PATRICK GRUHN, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

Parcel One:

The NE1/4 of the SW1/4 and NE1/4 of the SE1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Two:

The W1/2 of the SE1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$475,000.00.

**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:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023/2024.

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

Dated this 28<sup>th</sup> day of July, 2023

MCKENZIE LAND & TIMBER, LLC, an Oregon limited liability company

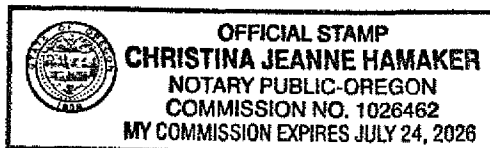
By: \_\_\_\_\_

CASEY L. JONES, JR., Manager

State of Oregon

County of Lane

This instrument was acknowledged before me on July 28, 2023 by CASEY L. JONES, JR., Manager of MCKENZIE LAND & TIMBER, LLC.



\_\_\_\_\_  
(Notary Public for Oregon)  
My commission expires 7/24/26