



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Modoc Point Properties LLC, an Oregon Limited
Liability Company

PO Box 7362

Klamath Falls, OR 97602

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

Modoc Point Properties LLC, an Oregon Limited
Liability Company

PO Box 7362

Klamath Falls, OR 97602

File No. 595791AM

STATUTORY WARRANTY DEED

Billie Jearldean Barger, who acquired title as Jearldean Barger,

Grantor(s), hereby convey and warrant to

Modoc Point Properties LLC, an Oregon Limited Liability Company,

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:

The S1/2 of the following described property being a portion of Government Lot 22 in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that is distant North 13°11'20" West 1539.81 feet from the quarter corner common to Section 15 and 22, said Township and Range, said point of beginning being also distant South 84°10'30" West, 84.00 feet from the originally located center line of main track of the Central Pacific Railway Company at Engineer Station 4313+65.28; thence South 84°10'30" West, 133.00 feet to a point; thence North 5°32' West 120.00 feet to a point; thence North 84°10'30" East 133.0 feet to a point; thence South 5°32' East 120.0 feet to the point of beginning, being a part of the land described in Deed recorded on page 204 Volume 56, as included in Patent Number 802338, Deed Record Number 39461, United States to the Lamm Lumber Company, recorded May 5, 1921 in the County Recorder's Office at Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$80,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 7th day of August, 2023.

Billie Jearldean Barger
Billie Jearldean Barger

State of Oregon } ss
County of Klamath }

On this 7th day of August, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Billie Jearldean Barger, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

