



After recording return to:
LaRae S. Christiansen and Aaron M.
Christiansen
600 E Isabella Street
Lebanon, OR 97355

Until a change is requested all tax
statements shall be sent to the
following address:
LaRae S. Christiansen and Aaron M.
Christiansen
600 E Isabella Street
Lebanon, OR 97355

File No.: 7161-4104604 (SA)
Date: September 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

C&C Land Improvements, LLC, an Oregon limited liability company, who acquired titles as C&C Land Improvement, Grantor, conveys and warrants to LaRae S. Christiansen and Aaron M. Christiansen, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 18 IN BLOCK 35 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

This document is executed in counterpart, each of which shall be deemed an original and all of which together shall constitute one and the same instrument

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 28th day of September, 2023.

C&C Land Improvements, LLC, an Oregon limited liability company

By: Benjamin Cayton
Name: Benjamin Cayton
Title: Member

By: _____
Name: Judy Cayton
Title: Member

STATE OF Washington)
County of Pierce) ss.
)

This instrument was acknowledged before me on this 28th day of September, 2023 by Benjamin Cayton as Member of C&C Land Improvements, LLC, on behalf of the limited liability company.

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

Karina Broadbelt

This notarial act involved the use of communication technology

Notary Public for Washington
My commission expires: 09/24/2024

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 September, 2023

C&C Land Improvements, LLC, an Oregon limited liability company

By: _____
Name: Benjamin Cayton
Title: Member

By: Judy Cayton
Name: Judy Cayton
Title: Member

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Benjamin Cayton as Member of C&C Land Improvements, LLC, on behalf of the limited liability company.

Notary Public for Oregon
My commission expires:

APN: 462662

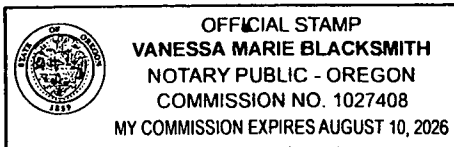
Statutory Warranty Deed
- continued

File No.: 7161-4104604 (SA)

STATE OF Oregon)
County of Josephine)ss.
)

This instrument was acknowledged before me on this 28 day of September, 2023
by Judy Cayton as Member of C&C Land Improvements, LLC, on behalf of the limited liability company.

Vanessa Blacksmith



Notary Public for Oregon
My commission expires: 8/10/2024