



2023-008484
Klamath County, Oregon
09/29/2023 09:55:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Snow Mountain Resources, LLC

37385 Jasper-Lowell Road

Jasper, OR 97438

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

Snow Mountain Resources, LLC

37385 Jasper-Lowell Road

Jasper, OR 97438

File No. 608203AM

STATUTORY WARRANTY DEED

Richard M. Tienhaara and Kerry G. Tienhaara, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Snow Mountain Resources, LLC,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-017C0-00500 146764

2407-017C0-00600 146773

The true and actual consideration for this conveyance is \$139,000.00.

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 27 day of September, 2023

Richard M. Tienhaara
Richard M. Tienhaara

Kerry G. Tienhaara
Kerry G. Tienhaara

State of Oregon } ss
County of Wallowa }

On this 27th day of September, 2023, before me, Leland D. Daggett a Notary Public in and for said state, personally appeared Richard M. Tienhaara and Kerry G. Tienhaara, 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.

L. Daggett
Notary Public for the State of OREGON
Residing at: ENTERPRISE, OR
Commission Expires: JUNE 30, 2025

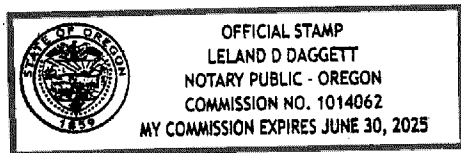


EXHIBIT 'A'

File No. 608203AM

PARCEL 1:

A portion of the N1/2 SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a general Northwesterly direction, a distance of 1,300 feet to a point which is the true point of beginning; thence at right angles to said highway right of way line in a generally Northeasterly direction, 250 feet to a point; thence at right angles to said last mentioned course and in a generally Southeasterly direction, 350 feet to a point; thence at right angles to said last mentioned course and in a generally Southwesterly direction, 250 feet, more or less, to said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction, a distance of 350 feet, more or less to the point of beginning.

PARCEL 2:

A rectangular portion of the NE1/4 of the SW1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point where the North-South centerline of said Section 17 intersects the Northeasterly line of the highway right of way of Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Northwesterly direction a distance of 650 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Northeasterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 300 feet to a point; thence at right angles to said last course and in a generally Southwesterly direction a distance of 250 feet, more or less, to the said Northeasterly right of way line of said Oregon State Highway 58; thence along said Northeasterly line of said right of way in a generally Southeasterly direction a distance of 300 feet, more or less, to the point of beginning.