



2023-008781  
Klamath County, Oregon  
10/11/2023 10:02:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erika L. Clements

2903 Patterson St.

Klamath Falls, OR 97603

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

Erika L. Clements

2903 Patterson St.

Klamath Falls, OR 97603

File No. 606215AM

### STATUTORY WARRANTY DEED

**Casita Bonita LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Erika L. Clements,**

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:

**A portion of the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:**

**Beginning at a point which lies South 0°54' East 1060 feet and North 89°06' East, 110 feet from the iron pin which marks the Northwest corner of the SE1/4 SW1/4 of said Section 1; thence South 0°54' East, 100 feet; thence South 89°06' West 80 feet, more or less, to a point on the East right of way line of Patterson Street; thence North 0°54' West along said right of way line, 100 feet; thence North 89°06' East 80 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$334,000.00.

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 10 day of October, 2023

Casita Bonita LLC, an Oregon Limited Liability Company

By: [Signature]  
Honoree D. Brown, Member

By: [Signature]  
Raury A. Blackman, Member

State of Oregon} ss  
County of Klamath}

On this 10 day of October, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Honoree D. Brown and Raury A. Blackman known or identified to me to be the Members in the Limited Liability Company known as Casita Bonita LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

