



2023-009242
Klamath County, Oregon
10/26/2023 01:51:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AJR Management LLC, an Oregon Limited Liability
Company

5161 Wocus Rd.

Klamath Falls, OR 97601

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

AJR Management LLC, an Oregon Limited Liability
Company

5161 Wocus Rd.

Klamath Falls, OR 97601

File No. 607200AM

STATUTORY WARRANTY DEED

Mark A. Lamb and Katherine A. Lamb, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

AJR Management 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:

**A parcel of land situated in the NE1/4 of the SE1/4 of Section 34 and the NW1/4 of the SW1/4 of Section 35,
Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a part
of Lot 16, Block 1, of Shadow Hills-1 Subdivision, more particularly described as follows:**

**Commencing at a 1/2 inch iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills-1
Subdivision, which is the true point of beginning, thence South 23° 56' 00" West along the Westerly right of
way line of Summers Lane, 50.00 feet to a 1/2 inch iron pin; thence North 66° 04' 00" West, parallel with the
North line of Lot 16, Block 1 of the Shadow Hills-1 Subdivision, 128.64 feet to a 1/2 inch iron pin on the
West line of said Lot 16, Block 1, thence North 00° 02' 42" East along the West line of said Lot 16, Block 1,
54.68 feet to a 1/2 inch iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66° 04' 00"
East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.**

The true and actual consideration for this conveyance is \$255,000.00.

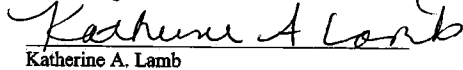
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 3 day of October, 2023



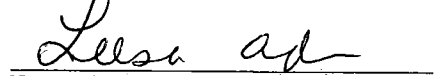
Mark A. Lamb



Katherine A. Lamb

State of Oregon } ss
County of Deschutes

On this 3 day of October, 2023, before me, Leesa Adams a Notary Public in and for said state, personally appeared Mark A. Lamb and Katherine A. Lamb, 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.


Notary Public for the State of Oregon
Residing at: Redmond, OR
Commission Expires: 10-10-2026

