

**2023-009386****Klamath County, Oregon**

10/31/2023 01:30:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath HAS Properties, LLC., an Oregon Limited  
Liability Company9026 Arant Rd.Klamath Falls, OR 97603Until a change is requested all tax statements shall be  
sent to the following address:Klamath HAS Properties, LLC., an Oregon Limited  
Liability Company9026 Arant Rd.Klamath Falls, OR 97603File No. 606188AM

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**STATUTORY WARRANTY DEED****Kristine L. Taylor, Julee Tappero and Angela Vezo, each as to an undivided 1/3 interest as tenants in  
common,**

Grantor(s), hereby convey and warrant to

**Klamath HAS 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:**A portion of Lot 6 in Block 40 as shown on the Supplementary Plat of Linkville, now City of Klamath Falls,  
Oregon, more particularly described as follows:**

Beginning at a point on the Northwestern line of said Block 40 which bears North 38° 46' 33" East a  
distance of 92.0 feet from the most Westerly corner of said Block 40; thence continuing along the  
Northwestern line of said Block 40 and the Southeasterly line of Main Street a distance of 25.09 feet to a  
point; thence South 51° 13' 38" East along the centerline of an existing wall a distance of 119.95 feet to a  
point on the line between Lots 6 and 3, said Block 40; thence South 38° 46' 33" West along said line a  
distance of 25.01 feet to a point, said point being the most Easterly corner of parcel described in Deed  
Volume M84, page 10608, Deed Records of Klamath County, Oregon; thence Northwestern along a line  
which is parallel to and 27.0 feet Northeasterly from the Southwesterly line of said Lot 6 a distance of 119.95  
feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$325,000.00.

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.

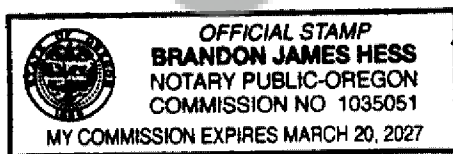
Dated this 27<sup>th</sup> day of October, 2023.

  
Angela Vezo

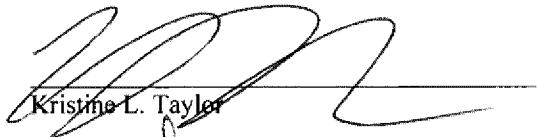
State of Oregon } ss  
County of Deschutes }

On this 27<sup>th</sup> day of October, 2023, before me, Brandon Hess a Notary Public in and for said state, personally appeared Angela Vezo, 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: County of Deschutes  
Commission Expires: 3/20/2027

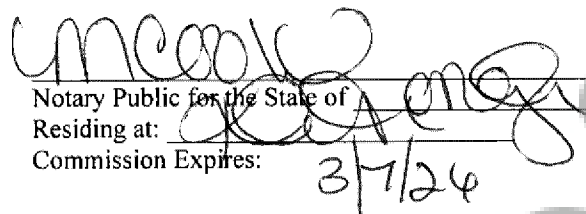


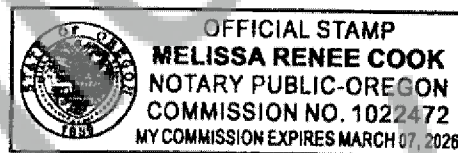
Dated this 25 day of October, 2023.

  
Kristine L. Taylor

State of Oregon } ss  
County of Clatsop }

On this 25 day of October, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kristine L. Taylor, 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  
Residing at:  
Commission Expires: 3/7/24



Dated this 25 day of OCT., 2023

Julee Tappero  
Julee Tappero

State of WA ) ss  
County of Clark )

On this 25 day of October, 2023, before me, D.R. Kanso a Notary Public in and for said state, personally appeared Julee Tappero, 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.

D.R. Kanso  
Notary Public for the State of WA  
Residing at: Vancouver WA  
Commission Expires: 1-3-25

