



2023-009471
Klamath County, Oregon
11/02/2023 01:06:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ML Properties, LLC
P.O. Box 2207
Rancho Santa Fe, CA 92067

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

ML Properties, LLC
P.O. Box 2207
Rancho Santa Fe, CA 92067

File No. 610811AM

STATUTORY WARRANTY DEED

Virginia L. Elings, Trustee, or her successors in trust under the Elings Family 1990 Trust dated December 19, 1990,

Grantor(s), hereby convey and warrant to

ML Properties, LLC, a California 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:

Lot 155, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The consideration paid for the transfer is \$65,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 23rd day of October, 2023.

The Elings Family 1990 Trust dated December 19, 1990

By: Virginia L. Elings, Trustee
Virginia L. Elings, Trustee

State of Oregon} ss.
County of Deschutes }

On this 23rd day of October, 2023, before me, Brandon Hess a Notary Public in and for said state, personally appeared Virginia L. Elings known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Elings Family 1990 Trust dated December 19, 1990, and acknowledged to me that he/she/they executed the same as Trustee.

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

Brandon Hess
Notary Public for the State of Oregon»

Residing at: State of Oregon

Commission Expires: 3/20/2027

