



2023-009550
Klamath County, Oregon
11/06/2023 11:11:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DCC Holdings Limited

35431 Coyote Meadow Rd.

Chiloquin, OR 97624

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

DCC Holdings Limited

35431 Coyote Meadow Rd.

Chiloquin, OR 97624

File No. 612404AM

STATUTORY WARRANTY DEED

John Myrtakis,

Grantor(s), hereby convey and warrant to

DCC Holdings Limited, a Utah 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:

All that portion of Government Lot 6 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is North 47 degrees and 12' West 760 feet and North 30 degrees and 30' East 10.2 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Chocktoot Street in the townsite of West Chiloquin, thence North 47 degrees and 12' West parallel and distant 10 feet from the county road, 60 feet, thence North 30 degrees and 30' East parallel to Lalakes Avenue, 120 feet; thence South 47 degrees 12' East 60 feet; thence South 30 degrees 30' and West 120 feet to point of beginning; together with the right to use for street purposes a strip of land 10 feet wide between the tract conveyed herein and the county road, and an alley 19.6 feet along the Northerly end thereof.

Also being lot 22 SPINKS SUBDIVISION TO CHILOQUIN.

The true and actual consideration for this conveyance is \$125,000.00.

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 2 day of Nov., 23


John Myrtakis

State of ~~Oregon~~ ss California
County of ~~Klamath~~ Stanislaus

On this 2nd day of November, 2023, before me, Darlene Nyswonger
~~Emily Gee~~ a Notary Public in and for said state, personally appeared John Myrtakis 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~~ California
Residing at: ~~Klamath Falls~~ Ripon, CA
Commission Expires: 10/18/2027

