



2023-010345
Klamath County, Oregon
12/01/2023 01:30:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Pamela R. Hughes and Olivia A. Rose

5452 Winterfield Way

Klamath Falls, OR 97603

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

Pamela R. Hughes and Olivia A. Rose

5452 Winterfield Way

Klamath Falls, OR 97603

File No. 612834AM

STATUTORY WARRANTY DEED

California Union Properties, LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

Pamela R. Hughes and Olivia A. Rose, with right of survivorship,

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 located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly
described as follows:**

**Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00 degrees 01' 23"
West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH;
running thence East 143.50 feet; thence South 00 degrees 01' 23" West 50.00 feet; thence East 78.50 feet;
thence South 00 degrees 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said
centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line;
North 00 degrees 01' 23" East 80.00 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$187,500.00.

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 30th day of November, 2023.

California Union Properties LLC

By: [Signature]
John A. Myrtakis, Member

By: [Signature]
Ken David Elving, Member

State of California } ss
County of Stanislaus }

On this 30 day of November, 2023, before me, Connie Hassel a Notary Public in and for said state, personally appeared John A. Myrtakis and Ken David Elving, 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.

Connie Hassel
Notary Public for the State of California
Residing at: Stanislaus County
Commission Expires: Aug. 4, 2026

