



2023-010489
Klamath County, Oregon
12/07/2023 09:57:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LGMCP Investments Inc., a California Corporation

5055 Business Center Dr. #108/#179

Fairfield, CA 94534

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

LGMCP Investments Inc., a California Corporation

5055 Business Center Dr. #108/#179

Fairfield, CA 94534

File No. 610082AM

STATUTORY WARRANTY DEED

Claudia L. Ward and Heidi Ann Williamson, as Co-Trustees of The Claudia L. Ward Trust, u/a dated August 25, 2022,

Grantor(s), hereby convey and warrant to

LGMCP Investments Inc., a California Corporation,

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:

The Easterly 10 feet of Lot 20, all of Lots 21 and 22, and the Westerly 10 feet of Lot 23, all in Block 12 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$110,000.00.

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 4 day of December, 2023

The Claudia L. Ward Trust

By: Claudia L. Ward
Claudia L. Ward, Co-Trustee

By: Heidi Ann Williamson
Heidi Ann Williamson, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 4 day of December, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Claudia L. Ward and Heidi Ann Williamson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustees of The Claudia L. Ward Trust, 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.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

