

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

GRANTOR'S NAME:

Judith A. Klym and Ronald G. Wright

GRANTEE'S NAME:

Odom & Parker Property Group, LLC, an Oregon limited
liability company

TAX ID 85-3391984

AFTER RECORDING RETURN TO:

Order No.: 36262303661-DS

Jami Parker

Odom & Parker Property Group, LLC, an Oregon limited
liability company

3439 SE Hawthorne Blvd #1181

Portland, OR 97214

SEND TAX STATEMENTS TO:

Odom & Parker Property Group, LLC, an Oregon limited
liability company

3439 SE Hawthorne Blvd #1181

Portland, OR 97214

APN/Parcel ID(s): 261273

Tax/Map ID(s): 3510-01900-01500

17555 Sprague River Road, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Judith A. Klym and Ronald G. Wright, as tenants in common, Grantor, conveys and warrants to Odom & Parker Property Group, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS (\$359,000.00). (See ORS 93.030).

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.

Recorded by TICOR TITLE 362-616236AM

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/27/2023

Judith A. Klym
Judith A. Klym

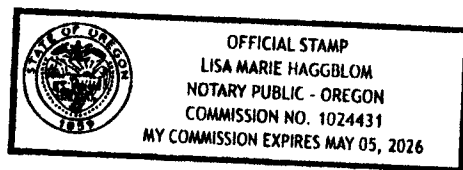
Ronald G. Wright
Ronald G. Wright

State of Oregon
County of Polk

This instrument was acknowledged before me on 27 December, 2023 by Judith A. Klym and Ronald G. Wright.

Lisa Marie Hagblom
Notary Public - State of Oregon

My Commission Expires: 05/05/2026



7. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
8. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
9. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
10. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
11. The provisions contained in Deed of Tribal Property,
Recorded: March 9, 1959,
Volume: 310, page 369
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: October 27, 1965
Volume: M65, page 3184

File No. 616236AM
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13. Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,
Recorded: February 13, 1991
Volume: M91, page 2600

EXHIBIT "A"
Legal Description

The E1/2 of those portions of the W1/2 SE1/4 NW1/4 and NW1/4 NE1/4 SW1/4, which lie Northerly of the Northerly right of way of the Sprague River Highway in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.