



2024-000446
Klamath County, Oregon
01/16/2024 01:21:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raven Canyon Enterprises LLC

818 Loma Linda DR

Klamath Falls, OR 97601

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

Raven Canyon Enterprises LLC

818 Loma Linda DR

Klamath Falls, OR 97601

File No. 619367AM

STATUTORY WARRANTY DEED

James E. Reisinger Jr. and Donna S. Reisinger, with rights of survivorship

Grantor(s), hereby convey and warrant to

Raven Canyon Enterprises LLC, an Oregon 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:

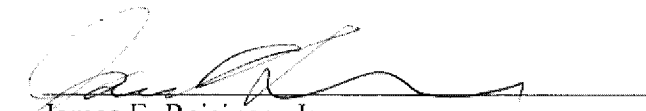
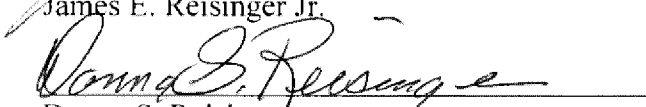
Beginning at a point on the North line of that portion of the Klamath Falls-Lakeview Highway known as South 6th Street, which is North 0° 35' West 30 feet and North 88° 57' East 195 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 25' West along a line parallel to the West line of the SE1/4 NW1/4 of said Section 2, a distance of 210 feet; thence North 89° 35' East a distance of 135 feet; thence South 0° 35' East, a distance of 209.2 feet, more or less, to the North line of said highway; thence South 88° 57' West, along said highway line, a distance of 135 feet to the point of beginning, being a parcel of land in the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, SAVE AND EXCEPT portion granted to State of Oregon, by and through its State Highway Commission, by Final Judgment of Case 64-134L, records of Klamath County, Oregon.

The true and actual consideration for this conveyance \$475,000.00 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.

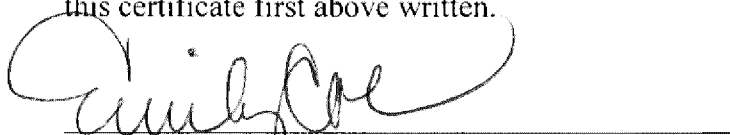
Dated this 16 day of January, 2024.


James E. Reisinger Jr.

Donna S. Reisinger

State of Oregon } ss
County of Klamath }

On this 16 day of January, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared James E. Reisinger Jr. & Donna S. Reisinger 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
Residing at: Oregon
Commission Expires: 9/27/2025

