

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

2024-001410

Klamath County, Oregon

02/23/2024 09:31:01 AM

Fee: \$92.00

GRANTEE'S NAME:

Ryan Andrews and RW Andrews Family LLC, a
California limited liability company

AFTER RECORDING RETURN TO:

Order No.: WT0259473-MB

Ryan Andrews
20856 SE Sotra Loop
Bend, OR 97702

SEND TAX STATEMENTS TO:

Ryan Andrews
20856 SE Sotra Loop
Bend, OR 97702

20940 Crescent Lake Hwy, Crescent Lake, OR
97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Allen E. Belcher and Paula M. Belcher, Grantor, conveys and warrants to **Ryan Andrews, as to an undivided 50% interest and RW Andrews Family LLC, a California limited liability company, as to an undivided 50% interest**, 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 thereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00). (See ORS 93.030).

EXTINGUISHES THE MEMORANDUM OF RIGHT OF FIRST REFUSAL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED ON JULY 21, 2021 IN INSTRUMENT NO: 2021-011237, BETWEEN ALLEN AND PAULA BELCHER AND PINE PATH, LLC, AN OREGON LIMITED LIABILITY COMPANY, WITH RYAN ANDREWS, MEMBER/MANAGER.

STATUTORY WARRANTY DEED
(continued)

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.

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

Dated: February 21, 2024

Allen E. Belcher
Allen E. Belcher

Paula M. Belcher
Paula M. Belcher

State of OR
County of Cole

This instrument was acknowledged before me on 2.21.24 by Allen E. Belcher and Paula M. Belcher.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1.12.25

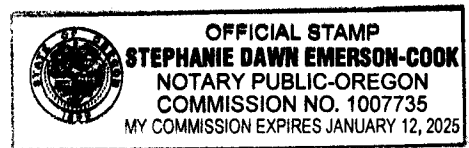


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point along the Southeast line of a 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet;

Thence; North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description.

Thence; South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek,

Thence; South 46° 09' 41" West along said centerline, a distance of 157.32 feet,

Thence; North 45° 00' 07" West, a distance of 202.80 feet to a 1-3/4" pipe on the South right-of-way of Crescent Lake Road (State Highway 429) and the beginning of a 625.00 foot radius curve counter-clockwise,

Thence; along said curve a distance of 104.47 feet, (the long chord of which bears North 40° 01' 37" East a distance of 104.35 feet), to a 1/2" pipe,

Thence; South 59° 19' 32" East, a distance of 56.80 feet,

Thence; North 52° 23' 00" East, a distance of 27.17 feet to the INITIAL POINT of this description.