

**2024-001607**

**Klamath County, Oregon**



00325617202400016070020026

03/01/2024 10:50:44 AM

Fee: \$87.00

**WARRANTY DEED**

The Whiskey Creek Land Company, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Bruce S. Topham, Co-Trustee of the Topham Family Trust dated April 28, 2011, Grantee, the following described real property, free of any encumbrances except as specifically set forth herein, located in Klamath County, Oregon:

The following Government Lots located in Township 36 South, Range 11 East of the Willamette Meridian, in Section 12, Lots 19, 20, 21, 22, 27, 28, 29 and 30, and in Section 13, Lots 2, 7, 10, 15, 19, 22, 3, 4, 5, 6, 11, 12, 13 and 14.

Situs Address: Undeveloped Land  
Tax Account Nos. R335925 and R335845

The true and actual consideration for this conveyance is value given or promised, the receipt and sufficiency of which are hereby acknowledged.

This Deed fulfills the Land Sale Contract referenced in the Memorandum of Land Sale Contract recorded in the Klamath County Real Property Records on January 2, 2014, #2014-000003.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

AFTER RECORDING,  
RETURN TO:

Andrew Sprauer Law  
PO Box 12814  
Salem OR 97309  
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00240 warranty deed.doc\vap

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

Topham Family Trust Dated April 28, 2011  
35133 Sprague River Road  
Sprague River OR 97639-8640

**Andrew Sprauer Law**  
**PO Box 12814; Salem, OR 97309**  
**(503) 910-2050**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

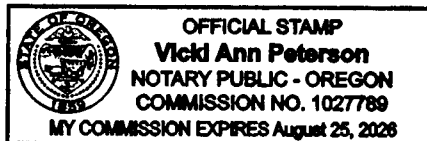
Dated this 26<sup>th</sup> day of February, 2024.

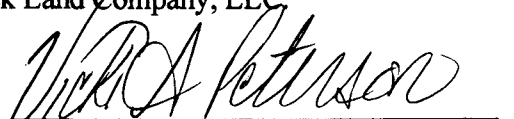
THE WHISKEY CREEK LAND COMPANY, LLC

By:   
Richard Smith, Member

STATE OF OREGON     )  
County of Marion     ) ss.

The foregoing instrument was acknowledged before me on this 26<sup>th</sup> day of February, 2024, by Richard Smith, a Member of The Whiskey Creek Land Company, LLC



  
Notary Public for Oregon  
My Commission expires: 8-25-26