

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

GRANTOR'S NAME:

Laurie A. Preston and Corrie Cascades

GRANTEE'S NAME:

Coast 2 Coast House Buyers LLC

AFTER RECORDING RETURN TO:

Order No.: 472524000177-TW

Scott Michael Dalinger

Coast 2 Coast House Buyers LLC

5201 SW Westgate Dr #208

Portland, OR 97221

SEND TAX STATEMENTS TO:

Coast 2 Coast House Buyers LLC

5201 SW Westgate Dr #208

Portland, OR 97221

APN: 274768

Map: 3511-01000-00800

Vacant Land -, Klamath Falls, OR 97602

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Laurie A. Preston and Corrie Cascades, with rights of survivorship, Grantor, conveys and warrants to **Coast 2 Coast House Buyers 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 attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). (See ORS 93.030).

Subject to:

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

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: 3/14/2024

Laurie A. Preston

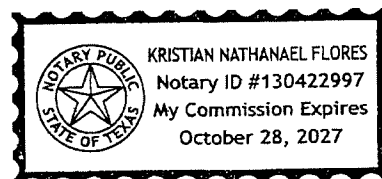
Corrie Cascades

State of Texas
County of Hutchinson

This instrument was acknowledged before me on 03/14/2024 - by Corrie Cascades

Kristian Nathanael Flores
Notary Public - State of Texas

My Commission Expires: 10/28/2027



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: 3/14/2024

Laurie A. Preston
Laurie A. Preston

Corrie Cascades

State of _____
County of _____

This instrument was acknowledged before me on _____ - by Corrie Cascades

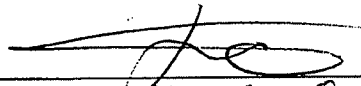
Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Deschutes

This instrument was acknowledged before me on March 14, 2024 - by Laurie A. Preston.


Notary Public State of Oregon

My Commission Expires: 08-27-2024

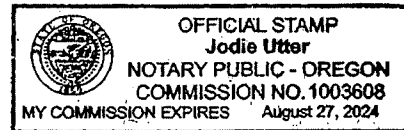


EXHIBIT "A"

A tract of land situated in Section 10, Township 35 South, Range 11 East of the Willamette Meridian, in the

County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of

said Section;

thence South 29° 22' 48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land

described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in M77 page 20282, Deed

Records;

thence South 04° 53' 43" East along the boundary line of said Osborn tract a distance of 1,005.07 feet to the most

Southerly Southwest corner thereof;

thence North 88° 12' 19" East along the Southerly line of said Osborn tract a distance of 1,045.42 feet to an

intersection with the centerline of an existing Indian Service Road;

thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1,800.00 feet and a

central angle of 26° 14' 12", (the radial point bears North 88° 12' 19" East), a distance of 842.56 feet;

thence continuing along said centerline, North 24° 26' 31" East a distance of 609.88 feet to the most Easterly

corner of said Osborn tract;

thence North 67° 34' 10" West along the boundary line of said Osborn tract a distance of 1,163.24 feet to the point

of beginning.

SAVING AND EXCEPTING any portion lying in the SE $\frac{1}{4}$ in Section 10, Township 35 South, Range 11 East of the Willamette Meridian.

EXHIBIT "A"

EXHIBIT "B"

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

Conditions and reservations in deed from United States of American, Department of the Interior,
Recorded: April 21, 1959
Instrument No.: 311-630

Easement Deed, including the terms and provisions thereof,
Recorded: March 25, 1963
Instrument No.: 344-188
Between: Klamath County
And: United States of America