



2024-002119  
Klamath County, Oregon  
03/20/2024 02:12:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BHGAH TP K Falls, LLC, an Oregon Limited  
Liability Company

5895 Jean Rd. #100

Lake Oswego, OR 97035

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

BHGAH TP K Falls, LLC, an Oregon Limited  
Liability Company

5895 Jean Rd. #100

Lake Oswego, OR 97035

File No. 588474AM

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### STATUTORY WARRANTY DEED

**Baney Corporation, an Oregon Corporation,**

Grantor(s), hereby convey and warrant to

**BHGAH TP K Falls, 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:

**Lot 2 of Tract 1430, Timbermill Shores, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon**

**The true and actual consideration for this conveyance is \$650,000.00.**

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 20 day of March, 2024.

Baney Corporation, an Oregon Corporation

By: Curtis Alan Baney  
Curtis Alan Baney, President

State of Oregon}ss.  
County of Deschutes}

On this 20 day of March, 2024, before me, Maria Danielle Brock, a Notary Public in and for said state, personally appeared Curtis Alan Baney known to me to be the President of the Baney Corporation, an Oregon Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Maria Danielle Brock  
Notary Public for the State of Oregon  
Residing at: Bend, OR  
Commission Expires: 1-21-28

