

RECORDING REQUESTED BY:



111 SW Columbia St., Ste 1000
Portland, OR 97201

GRANTOR'S NAME:

James Jessie Crawford

GRANTEE'S NAME:

Roundabout5418, LLC, a member managed
Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 36262400565-KW
Roundabout5418, LLC, a member managed
Oregon limited liability company
PO Box 5122
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Roundabout5418, LLC, a member managed
Oregon limited liability company
PO Box 5122
Klamath Falls, OR 97601

APN/Parcel ID(s): 874450
Tax/Map ID(s): R-3909-002Aa-05701-000

5418 Shasta Way, Klamath Falls, OR 97603-5160

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James Jessie Crawford, Grantor, conveys and warrants to Roundabout5418, LLC, a member managed 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THREE THOUSAND ONE HUNDRED TWENTY-FIVE AND 07/100 DOLLARS (\$203,125.07). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

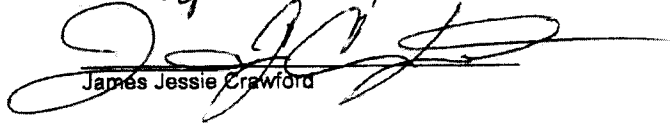
Recorded by AmeriTitle 625773AM

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.

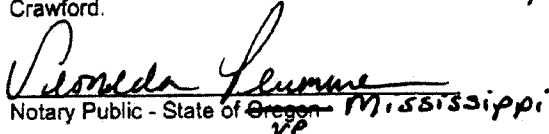
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 05, 2024


James Jessie Crawford

State of Mississippi
County of Pearl River

This instrument was acknowledged before me on April 5, 2024 by James Jessie Crawford.


Notary Public - State of ~~Oregon~~ Mississippi
VP

My Commission Expires: 02/25/2026

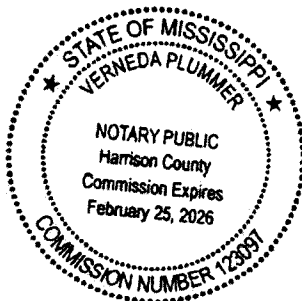


EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Tracts No. 1 and 2 of VICORY ACRES, more particularly described as follows:

Beginning at the Northwest corner of said Tract No. 1; thence East along the North line of said Tracts No. 1 and 2 to a point 43 feet East of the Northwest corner of said Tract No. 2; thence South parallel to the West line of said Tract No. 2, 84 feet to the centerline of the Enterprise Irrigation Ditch as now constructed; thence Northwesterly along the centerline of said irrigation ditch to the Westerly line of said Tract No. 1; thence North along the Westerly line of said Tract No. 1 approximately 34 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING therefrom the West 8.8 feet of the above portion of said Tract No. 1 used for road purposes.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Drainage District
7. Special Assessment disclosed by the Klamath tax rolls:
For: North Shasta Lighting District
8. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
(No inquiry has been made)
9. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.
(No inquiry has been made)
10. The provisions contained in Deed,
Recorded: May 29, 1930,
Volume: 90, page 304, Deed Records
11. The provisions contained in Deed,
Recorded: May 29, 1930,
Volume: 90, page 305, Deed Records
12. The provisions contained in Deed,
Recorded: March 16, 1937,
Volume: 108, page 259, Deed Records
14. Right of Way Dedication, including the terms and provisions thereof,
Recorded: August 4, 2022
Instrument No.: 2022-009542