

Returned at Counter  
Rose Varium

2024-002673

Klamath County, Oregon



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04/10/2024 12:04:25 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Klamath Valley Lake Properties LLC  
PO box 7362  
Klamath Falls, OR 97602

Until a change is requested all tax statements shall  
be sent to the following address:  
Klamath Valley Lake Properties LLC  
PO box 7362  
Klamath Falls, OR 97602

### STATUTORY WARRANTY DEED

**KVB LLC dba Klamath Valley Botanicals LLC, an Oregon Limited Liability Company**, Grantor(s), hereby convey and warrant to: **Klamath Valley Lake Properties 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:

That portion of the NE 14 SW 14 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon more particularly described as follows:

Beginning at the Northwest corner of Modoc Point, a platted subdivision in Klamath County, Oregon; thence South 05° 32' East 583.77 feet; thence West 93.22 feet; thence North 01°06'15" East to the South right of way line of Highway 427; thence Easterly along the South right of way line of Highway 427 to the North Boundary of Modoc Point, a platted subdivision in Klamath County, Oregon; thence West along the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon to the point of beginning.

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:

The true and actual consideration for this conveyance is \$0.

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 170 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, 194.3-1 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 10<sup>th</sup> day of April, 2024

KVB LLC dba Klamath Valley Botanicals LLC

By:

  
W. Shannon Hamilton, Member

State of Oregon} ss  
County of Klamath}

On this 10<sup>th</sup> day of April, 2024, before me, Rose Marie Varnum a Notary Public in and for said state personally appeared W. Shannon Hamilton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same:  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rose Marie Varnum  
Notary Public for the State of Oregon  
My Commission Expires: March 18, 2025

