

Returned at Counter
Rose Varnum

2024-002675

Klamath County, Oregon

After recording return to:
Modoc Point Properties LLC
PO box 7362
Klamath Falls, OR 97602



00327000202400026750020023

04/10/2024 12:09:25 PM

Fee: \$87.00

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

STATUTORY WARRANTY DEED

Modoc Point Lake Property LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to:
Modoc Point 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 Government Lots 19 and 22 lying Northwest of Highway 427 and West of the Westerly right of
way of the Southern Pacific Railroad right of way and North of Modoc Point, a platted subdivision in Klamath
County, Oregon, in Section 15, Township 36 South, Range 7 East of the Willamette Meridian; LESS that
portion lying West of a line running North 01°35'15" West from Highway 427 in a 20' canal as established in a
survey filed on May 22, 1978 in the Klamath County Surveyor's office under Survey Number 2667.

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 10th day of April, 2024

Modoc Point Lake Property, LLC

By: W. Shannon Hamilton
W. Shannon Hamilton, Member

State of Oregon} ss
County of Klamath}

On this 10th 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

