

Returned at Counter  
Rose Verrum

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

2024-002677  
Klamath County, Oregon



04/10/2024 12:10:25 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:

Lots 20 and 21 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County,  
Oregon.

EXCEPTING THEREFROM a tract of land situated in Section 15, Township 36 South, Range 7 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe on the Westerly boundary of Modoc Point, a platted subdivision in Klamath  
County, Oregon, which is South 85°30' West 30 feet and North 71°51' West (North 71°45' West by plat) 120.02  
feet from the Northwestern corner of Lot 26 in said Modoc Point; thence West 93.32 feet to a 5/8 inch iron  
pin marking the true point of beginning of this description; thence North 01°06'15" East 870.04 feet to a 5/8  
inch iron pin in the centerline of State Secondary Highway No. 427 as constructed; thence North 55°33'15"  
West along said Highway centerline  
630.61 feet to a 5/8 inch iron pin; thence South 14°55'45" West 528.77 feet to a 5/8 inch iron pin; thence South  
05°13'15" West 553.13 feet to a 5/8 inch iron pin; thence continuing South 05°13'15" West to the Northerly  
shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point East of the true point  
of beginning; thence East to a 5/8 inch iron pin being located West 244.79 feet from the true point of  
beginning; thence East 244.79 feet to the true point of beginning of this description.

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

Modoc Point Lake Property, LLC

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

State of Oregon} ss  
County of Klamath}

On this 10 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

