

Returned at Counter
Rose Varnum

2024-002678

Klamath County, Oregon

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



00327003202400026780020024

04/10/2024 12:10:26 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

KVB LLC dba Klamath Valley Botanicals 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 45 and 46 of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 10th day of April, 2024

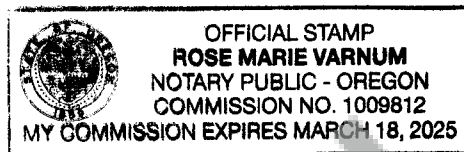
KVB LLC dba Klamath Valley Botanicals LLC

By: [Signature]
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



Unofficial Copy