Klamath County, Oregon

05/03/2024 12:41:02 PM

Fee: \$132.00



After recording return to: Raygoza Truck Services Inc PO Box 4557 Orland, CA 95963

Until a change is requested all tax statements shall be sent to the following address: Raygoza Truck Services Inc PO Box 4557 Orland, CA 95963

File No.: 7161-4159328 (SA) Date: April 24, 2024

THIS SPACE RESERVED FOR RECORDER'S USE.

STATUTORY WARRANTY DEED

This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

International Capital LLC, Grantor, conveys and warrants to **Raygoza Truck Services Inc**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows: THAT PORTION OF THE FORMER OREGON CALIFORNIA AND EASTERN RAILWAY RIGHT OF WAY IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, CONVEYED BY DEED RECORDED JULY 13, 1992 IN VOLUME M92 PAGE 15208 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, LYING SOUTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34.

NOTE: This Legal Description was created prior to January 01, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$5,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R885242** Statutory Warranty Deed File No.: **7161-4159328 (SA)** - 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.

Dated this 2nd day of	May	, 20 <u>24</u>
International Capital LLC		
Ву:		
Name: Ray West Title: Member		
Ву:		
Name: Robert Christiansen Title: Member		
Ву:		
Name: Sandy Christiansen Title: Member		
ву: <u>Diana K</u>	nox	
Name: Diana Knox Title: Member		
nue, member		
Ву:		
Name: Laurie Henning		

Title: Member

APN: R88	5242	•	Varranty Deed ntinued	File No.: 7161	-4159328 (SA)
By:	ouls Financhain				
Title: Mer	ark Eisenstein nber				
	in Severson Tr	rust, as Meml	per		
By: Name: Tr Title: Tru	aci Rheinsburg stee)			
STATE OF	Oregon)			
County of	Klamath)ss.)			
	ent was acknov as Member of			day of	, 20
			Notary Public for My commission e	_	
STATE OF	Oregon)			
County of	Klamath)ss.)			
			re me on this ternational Capita	day of I LLC .	, 20
			Notary Public for My commission e		······································

	APN: R88	35242	•	Warranty Deed ontinued	File No.: 7161-415	9328 (SA)
	STATE OF	Oregon))ss.			
	County of	Klamath)			
				ore me on this ternational Capital		, 20
				Notary Public for My commission e		
	STATE OF F	- Iorida)			
	County of	Pasco)ss.)			
				ore me on this <u>^{2nd}</u> nal Capital LLC .	day of ^{May}	, 20_24
	A PU	TNISHA SHIF Notary Public - State	į.	Lnisha	Shiry	
	OF PLOS	Commission # HH Expires on Januar	.	Notary Public for My commission e	Florida kpires: ^{01/25/2025}	
Notarize	d remotely onlir	ne using commu	nication techr	nology via Proof.		
	STATE OF	Oregon))ss.			
	County of	Klamath)			
				ore me on this ational Capital LLC		, 20
				Notary Public for My commission ex	-	
				Page 4 of 5		

APN: R88	35242	Statutory Warranty Deed - continued	File No.: 7161-4159328 (SA)
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrumo by Mark Eise	ent was ackno nstein as Men	owledged before me on this nber of International Capital LL	day of, 20 C .
		Notary Public for My commission e	_
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrume by Traci Rhe Capital LLC .	ent was ackno insburg, as T	owledged before me on this rustee of the Clyde Alvin Seve	day of, 20 rson Trust as Member of International
		Notary Public for My commission e	-

APN: **R885242**

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

File No.: **7161-4159328 (SA)**

International Capital LLC

By:
Name: Ray West
Title: Member

By:
Name: Robert Christiansen
Title: Member

By:
Name: Sandy Christiansen
Title: Member

By:
Name: Diane Knox
Title: Member

By:
Name: Laurie Henning
Title: Member

TO 7, CHAPTER 8, OREGON LAWS 2010.

APN: **R885242**

Title: Member

Statutory Warranty Deed - continued

File No.: **7161-4159328 (SA)**

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.

Dated this day of	, 2
International Capital LLC	
By:	
Name: Ray West Title: Member	
Ву:	
Name: Robert Christiansen Title: Member	
Ву:	
By: Name: Sandy Christiansen Title: Member	
By:	
Name: Diane Knox	
Title: Member	
By: Leave ademine	
Name: Laurie Henning	

APN: R885242 By: Name: Mark Eisenstein Title: Member	Statutory Warranty Deed - continued	File No.: 7161-4159328 (SA)
By: Clyde Alvin Severson Tri By: Stock Kleinslung Name: Traci Rheinsburg Title: Trustee	ust, as Member	
County of Klamath County of Klamath Coly Survivor This instrument was acknow by Ray West as Member of Survivor OFFICIAL STAM SARAH FRANCES A NOTARY PUBLIC - OF COMMISSION NO. 10 MY COMMISSION EXPIRES JANUARY	P MAYA REGON 132233	Oregon
by Robert Christiansen as M	ember of International Ca pital	Dday of April, 20, 34
OFFICIAL STAMP SARAH FRANCES AN NOTARY PUBLIC - OR COMMISSION NO. 103 MY COMMISSION EXPIRES JANUA	EGON Notary Public for	

APN: R88	35242	Statutory Warranty Deed - continued	File No.: 7161-4159328 (SA)
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrume by Sandy Chi	ent was acknov ristiansen as M	wledged before me on this ember of International Capita	day of, 20 I LLC .
		Notary Public for My commission e	
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrume by Diane Kno	nt was acknow x as Member o	vledged before me on this f International Capital LLC .	day of, 20
		Notary Public for My commission e	Oregon xpires:
Official Control of the Control of t	as Membe))ss.) ledged before me on this 2 er of International Capital LLC	_day of <u>May</u> , 2024
7 INCIANT PU	HLEEN HAGUE BLIC-OREGON N NO. 1040123 AUGUST 24, 2027	Notary Public for o My commission ex	Oregon (pires: 0419 24, 2027

APN: R88!	5242	<u>-</u>	Narranty Deed ntinued	File No.: 7161-415932	8 (SA)
STATE OF	Oregon))ss.			
County of	Klamath)			
This instrume by Sandy Chri	nt was acknown stiansen as Me	ember of Int	re me on this <u>30</u> ernational Ca pital 12	day of	, 20 <u>24</u>
1	SARAH FRANCES A NOTARY PUBLIC - O COMMISSION NO. 1 MMISSION EXPIRES JAM	MAYA REGON 032233	Notary Public for Or My commission exp		
STATE OF	Oregon))ss.			
County of	Klamath)			
			re me on this nal Capital LLC .	day of	, 20
			Notary Public for O My commission exp	_	
STATE OF	Oregon)			
County of	Klamath)ss.)			
			re me on this ntional Capital LLC .	_day of	, 20
			Notary Public for Or My commission exp	_	
			Page 4 of 5		

APN: R885242	Statutory Warranty Deed - continued	File No.: 7161-4159328 (SA)
STATE OF Oregon))ss.	
County of Klamath んぱない)	
This instrument was acknow	ledged before me on this 30 er of International Capital LLC	2 day of April, 20:34
SARAH FRANCES AN NOTARY PUBLIC - OR COMMISSION NO. 10 NY COMMISSION EXPIRES JANU	REGON 132233 APV M 2027 Notary Public for C	Oregon pires: 1/2/2027
STATE OF Oregon))ss.	
County of Klamath)	
	ledged before me on this 3 stee of the Clyde Alvin Severso	_ day of <u>Cay</u> , 20 <u>3+</u> on Trust as Member of International
OFFICIAL STAMP SARAH FRANCES AMAYA NOTARY PUBLIC - OREGON COMMISSION NO. 1032233 MY COMMISSION EXPIRES JANUARY 02, 20	Notary Public for O My commission exp	