

2024-003443

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
- 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 2nd day of May, 2024.

International Capital LLC

By: _____

Name: Ray West

Title: Member

By: _____

Name: Robert Christiansen

Title: Member

By: _____

Name: Sandy Christiansen

Title: Member

By: Diana Knox

Name: Diana Knox

Title: Member

By: _____

Name: Laurie Henning

Title: Member

APN: **R885242**

Statutory Warranty Deed
- continued

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

By: _____
Name: Mark Eisenstein
Title: Member

By: Clyde Alvin Severson Trust, as Member

By: _____
Name: Traci Rheinsburg
Title: Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Ray West as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Robert Christiansen as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

APN: **R885242**

Statutory Warranty Deed
- continued

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

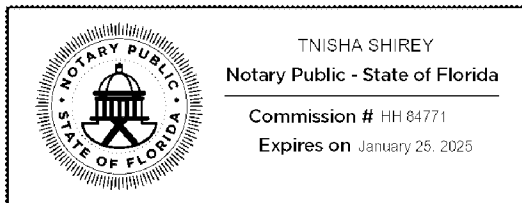
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Sandy Christiansen as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

STATE OF Florida)
)ss.
County of Pasco)

This instrument was acknowledged before me on this 2nd day of May, 20²⁴
by Diana Knox as Member of International Capital LLC .



Tnisha Shirey

Notary Public for ^{Florida}
My commission expires: 01/25/2025

Notarized remotely online using communication technology via Proof.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Laurie Henning as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

APN: **R885242**

Statutory Warranty Deed
- continued

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

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this ____ day of _____, 20____
by Mark Eisenstein as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this ____ day of _____, 20____
by Traci Rheinsburg, as Trustee of the Clyde Alvin Severson Trust as Member of International
Capital LLC .

Notary Public for Oregon
My commission expires:

APN: **R885242**

Statutory Warranty Deed
- continued

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

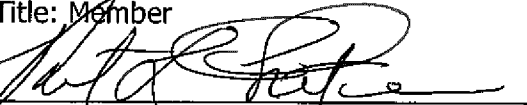
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29 day of April, 2024.

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

APN: **R885242**

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 _____, 20_____.

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: Laurie Henning
Name: Laurie Henning
Title: Member

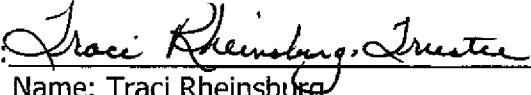
APN: **R885242**

Statutory Warranty Deed
- continued

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

By: 
Name: Mark Eisenstein
Title: Member


By: Clyde Alvin Severson Trust, as Member

By: 
Name: Traci Rheinsburg
Title: Trustee

STATE OF Oregon)
County of Klamath)ss.
Jackson)

This instrument was acknowledged before me on this 29 day of April, 2024
by Ray West as Member of International Capital LLC.





Notary Public for Oregon
My commission expires: 1/2/2027

STATE OF Oregon)
County of Klamath)ss.
Jackson)

This instrument was acknowledged before me on this 30 day of April, 2024
by Robert Christiansen as Member of International Capital LLC.




Notary Public for Oregon
My commission expires: 1/2/2027

APN: **R885242**

Statutory Warranty Deed
- continued

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

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Sandy Christiansen as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

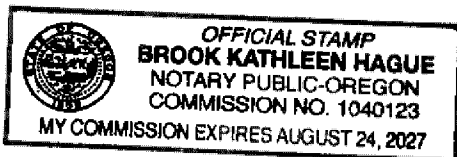
STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Diane Knox as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
County of ~~Klamath~~ ^{Deschutes}) ss.
)

This instrument was acknowledged before me on this 2 day of May, 2024
by Laurie Henning as Member of International Capital LLC .



Brook Hague

Notary Public for Oregon
My commission expires: aug 24, 2027

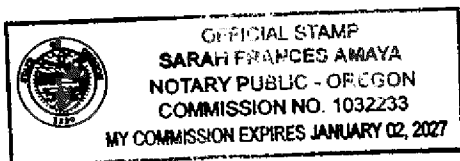
APN: **R885242**

Statutory Warranty Deed
- continued

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

STATE OF Oregon)
)ss.
County of ~~Klamath~~)

This instrument was acknowledged before me on this 30 day of April, 2024
by Sandy Christiansen as Member of International Capital LLC.



Notary Public for Oregon
My commission expires: 1/2/2027

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Diane Knox as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Laurie Henning as Member of International Capital LLC .

Notary Public for Oregon
My commission expires:

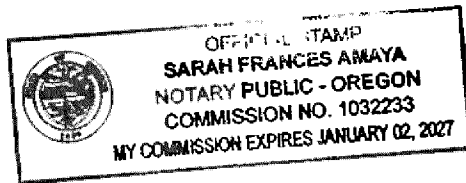
APN: **R885242**

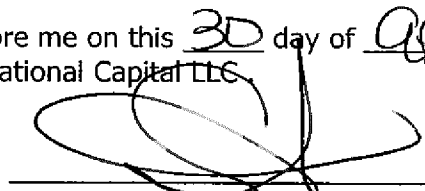
Statutory Warranty Deed
- continued

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

STATE OF Oregon)
County of ~~Klamath~~)ss.
Jackson)

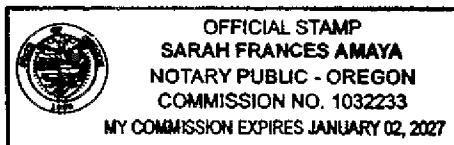
This instrument was acknowledged before me on this 30 day of April, 2024
by Mark Eisenstein as Member of International Capital LLC

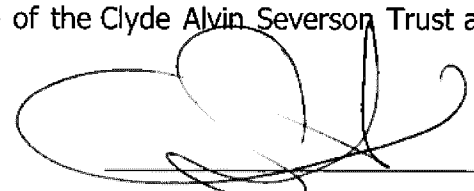



Notary Public for Oregon
My commission expires: 1/2/2027

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of May, 2024
by Traci Rheinsburg, as Trustee of the Clyde Alvin Severson Trust as Member of International Capital LLC .




Notary Public for Oregon
My commission expires: 1/2/2027