Klamath County, Oregon

05/03/2024 02:34:02 PM

Fee: \$137.00



After recording return to: Raygoza and Son Hay Inc. PO Box 1066 Orland, CA 95963

Until a change is requested all tax statements shall be sent to the following address: Raygoza and Son Hay Inc. PO Box 1066 Orland, CA 95963

File No.: 7161-4156111 (SA) Date: April 15, 2024



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 and Son Hay Inc.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R365054**

TO 7, CHAPTER 8, OREGON LAWS 2010.

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.: **7161-4156111 (SA)**

Dated this and day of	May		, 20 <u></u> 2
International Capital LLC		1.	
By: Name: Ray West	$\overline{\mathcal{L}}$	_	4
Title: Member	` /	- (
By:	n	1	
By: Name: Sandy Christiansen Title: Member	4.0		
By: Diana I Name: Diana Knox Title: Member	mox_	-	
Ву:		_	
Name: Laurie Henning Title: Member			

APN: R365054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
Ву:		
Name: Mark Eisenstein		4
Title: Member		
By: Clyde Alvin Severson Tru	st, as Member	
Ву:		* (A)
Name: Traci Rheinsburg Title: Trustee		
		~\\
	A* (
	- 4 (-4)	
STATE OF Oregon)	
County of Klamath)ss.)	
This instrument was acknowl	edged before me on this	day of, 20
by Ray West as Member of Ir	iternational Capital LLC .	
		<i>(()</i>
	Notani Dublic for C	
	Notary Public for (My commission ex	
7 7 .		<i></i>
STATE OF Oregon	, ,	
))ss.	
County of Klamath		
This instrument was acknowled by Robert Christiansen as Me	edged before me on this	day of, 20
by Robert Christiansch as Mc	niber of International Capital I	LLC.
	Notary Public for C)regon
	My commission exp	
	Page 3 of 6	

APN: **R365054**

APN: R:	365054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrur by Sandy C	nent was acknow Ihristiansen as Me	ledged before me on this ember of International Capital	day of, 20
		Notary Public for My commission e	
STATE OF	Florida	}	4
County of	Pasco)ss.)	_ \
This instrum	nent was acknowlox as Member of	edged before me on this 2n International Capital LLC.	
S. S	Notary Public - State of F Commission # HH 84771 Expires on January 25, 2	*	Florida
Notarized remotely on	ine using communi	cation technology via Proof.	
STATE OF	Oregon))ss.	
County of	Klamath)	
This instrum by Laurie He	ent was acknowle nning as Member	edged before me on this of International Capital LLC,	day of, 20 on behalf of the .
		Notary Public for O My commission ex	

Page 4 of 6

APN: R36 !	5054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
STATE OF	Oregon)	
County of	Klamath)ss.)	
This instrume by Mark Eisen	nt was ackno stein as Men	owledged before me on this nber of International Capital Li	day of, 20 LC, on behalf of the .
			. · · / / / · ·
		Notary Public fo My commission	
STATE OF	Oregon	<u> </u>	
County of	Klamath)ss.)	• 1
This instrume by Traci Rhei Capital LLC .	nt was ackno nsburg, as tr	wledged before me on this rustee of the Clyde Alvin Seve	day of, 20 erson Trust as Member of International
- 1	. W		~~·-
`	1	Notary Public fo My commission	

APN: **R365054** Statutory Warranty Deed File No.: **7161-4156111 (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 A day of April , 20 34
International Capital LLC
By: Name: Ray West
Title: Member By: Ref State S
Name: Robert Christiansen Title: Member
Name: Sandy Christiansen Title: Member
By:Name: Diane Knox
Title: Member
Ву:
Name: Laurie Henning
Title: Member

APN: **R365054**

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 TO 7, CHAPTER 8, OREGON LAWS 2010.

File No.: **7161-4156111 (SA)**

Dated this day of	, 20
International Capital LLC	
By: Name: Ray West	
Title: Member	
nac. Member	
By:	
Name: Robert Christiansen Title: Member	
Ву:	
Name: Sandy Christiansen Title: Member	
Ву:	
Name: Diane Knox	
Title: Member	
By: <u>Yawrw</u> Wennw Name: Laurie Henning	`Q_
Name: Laurie Henning	0
Title: Member	

APN: R365054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
By: Name: Mark Eisenstein Title: Member		
By: Clyde Alvin Severson Tr	ust, as Member	
Name: Traci Rheinsburg Title: Trustee	lug , Truster	
	Cill	O'
STATE OF Oregon))ss.	4
County of Klamath)	
This instrument was acknow	vledged before me on this	day of 10/11, 2001
by Ray West as Member of	The mational Capital Vice.	
OFFICIAL STAMP SARAH FRANCES AMA) NOTARY PUBLIC - OREG COMMISSION NO. 10322 MY COMMISSION EXPIRES JANUARY	33 Notan Dublic for	
STATE OF Oregon		
County of Klamath)ss.)	
	vledged before me on this <u>3</u> lember of International Capital	
OFFICIAL STAMP		
SARAH FRANCES AMAYA NOTARY PUBLIC - OREGON COMMISSION NO. 1032233 MY COMMISSION EXPIRES JANUARY 02, 20	Notary Public for My commission e	_
		· J (

APN: R36	5054	-	warranty beed Intinued	File No.: /16	1-4156111 (SA)
STATE OF	Oregon))ss.			
County of	Klamath Jackson)		_	
This instrume by Sandy Ch	ent was acknow	rledged beforember of Int	ore me on this 3 cernational Capi tal	aday of ACX) 20 <u>3U</u>
	OFFICIAL STAM SARAH FRANCES A NOTARY PUBLIC - O COMMISSION NO. 1 DAMISSION EXPIRES JAH	MAYA REGON 032233	Notary Public for My commission e		<i>U</i> 27
STATE OF	Oregon))ss.	$\langle 1 \rangle$		4.
County of	Klamath)			
	ent was acknow ox as Member of Oregon Klamath		nal Capital LLC. Notary Public for My commission e		, 20
			ore me on this ational Capital LLC		e .
			Notary Public for My commission e	_	
			Page 4 of 6		

APN: R36 !	5054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
STATE OF	Oregon)	_
County of	Klamath)ss.)	
This instrumed by Sandy Chri	nt was acknow istiansen as Me	eledged before me on thisember of International Capital	day of, 20 LLC .
		Notary Public for My commission ex	Oregon xpires:
STATE OF	Oregon))ss.	4
County of	Klamath		_ \
This instrumer by Diane Knox	nt was acknowl as Member of	edged before me on this International Capital LLC.	day of, 20
		Notary Public for (My commission ex	
	Oregon))ss.	
· ·	K lamath za. (SCNuTcS)	
This instrumen	t was acknowle	edged before me on this $\frac{2}{\text{LLC}}$, of International Capital LLC,	_ day of <u>May</u> , 20 <u>24</u> on behalf of the .
BROOK KATH NOTARY PUB	L STAMP ILEEN HAGUE ILIC-OREGON I NO. 1040123 AUGUST 24, 2027	Notary Public for C My commission ex	Pregon pires: OUG 24, 2027

Page 4 of 6

APN: R365054	Statutory Warranty Deed - continued	File No.: 7161-4156111 (SA)
STATE OF Oregon))ss.	
County of Klamath)	
by Mark Eisenstein as Memb	rledged before me on this Ster of International Capital LLC	
OFFICIAL STAMP SARAH FRANCES AMA NOTARY PUBLIC - OREC COMMISSION NO. 10322 MY COMMISSION EXPIRES JANUARY	Notary Public for	
STATE OF Oregon))ss.	
County of Klamath) // //	
	rledged before me on this 3 stee of the Clyde Alvin Severs	day of <u>May</u> , 20 J son Trust as Member of International
OFFICIAL STAMP SARAH FRANCES AMAYA NOTARY PUBLIC - OREGON COMMISSION NO. 103/2233 MY COMMISSION EXPIRES ANIARY 02, 2	Notary Public for My commission ex	

EXHIBIT A

File No.: **7161-4156111 (SA)**

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

APN: **R365054**

PARCEL 3 OF LAND PARTITION 05-10, SITUATED IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING BETWEEN THE KLAMATH FALLS-LAKEVIEW HIGHWAY AND THE O.C. AND E. RAILROAD RIGHT-OF-WAY NORTH OF THE NORTHERLY BOUNDARY OF LOT J, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON,

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