

2024-003448

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

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 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)

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: **R365054**

Statutory Warranty Deed  
- continued

File No.: **7161-4156111 (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: **R365054**

Statutory Warranty Deed  
- continued

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

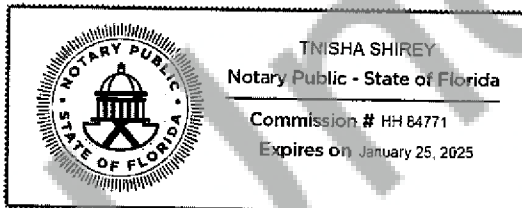
STATE OF Oregon )  
County of Klamath ) ss.

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 Florida )  
County of Pasco ) ss.

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 )  
County of Klamath ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Laurie Henning as Member of International Capital LLC, on behalf of the .

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

APN: **R365054**

Statutory Warranty Deed  
- continued

File No.: **7161-4156111 (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, on behalf of the .

\_\_\_\_\_  
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: **R365054**

Statutory Warranty Deed  
- continued

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

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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: **R365054**

Statutory Warranty Deed  
- continued

File No.: **7161-4156111 (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: **R365054**

Statutory Warranty Deed  
- continued

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

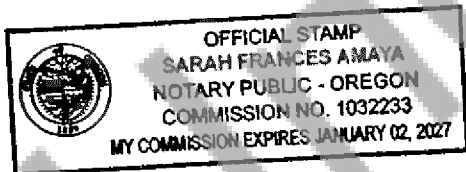
By: [Signature]  
Name: Mark Eisenstein  
Title: Member

By: Clyde Alvin Severson Trust, as Member

By: [Signature]  
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.



[Signature]  
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.



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



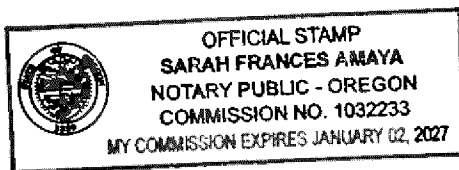
APN: **R365054**

Statutory Warranty Deed  
- continued

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

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

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 )  
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 )ss.  
 )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Laurie Henning as Member of International Capital LLC, on behalf of the .

Notary Public for Oregon  
My commission expires:

APN: **R365054**

Statutory Warranty Deed  
- continued

File No.: **7161-4156111 (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:

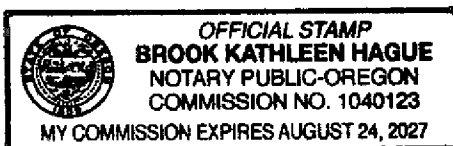
STATE OF Oregon )  
County of Klamath ) ss.

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, on behalf of the .



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

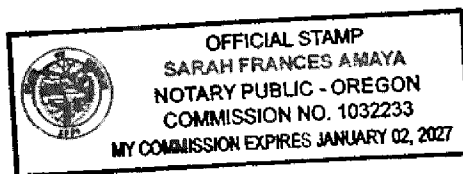
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Statutory Warranty Deed  
- continued

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

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

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



*[Signature]*  
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 3 day of May, 2024  
by Traci Rheinsburg, as trustee of the Clyde Alvin Severson Trust as Member of International Capital LLC .



*[Signature]*  
Notary Public for Oregon  
My commission expires: 1/2/2027

APN: **R365054**

Statutory Warranty Deed  
- continued

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

**EXHIBIT A**

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

**PARCEL 1:**

**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.**