



2024-003458
Klamath County, Oregon
05/03/2024 03:40:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mountain West Ventures LLC, a Nevada limited
liability company

PO Box 400832

Las Vegas, NV 89140

Until a change is requested all tax statements shall be
sent to the following address:

Mountain West Ventures LLC, a Nevada limited
liability company

PO Box 400832

Las Vegas, NV 89140

File No. 628156AM

STATUTORY WARRANTY DEED

Albert Ashley Knowles and Negar G. Knowles, Trustees of the Living Trust of Albert Ashley Knowles and Negar G. Knowles, dated June 10, 2011,

Grantor(s), hereby convey and warrant to

Mountain West Ventures LLC, a Nevada 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:

The East 500 feet of the West 990 feet, measured along North line of Lot 4, Block 16, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$12,000.00.

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:

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 30th day of April, 2024.

Living Trust of Albert Ashley Knowles and Negar G. Knowles

By: Albert Ashley Knowles
Albert Ashley Knowles, Co-Trustee

By: Negar G. Knowles
Negar G. Knowles, Co-Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On April 30, 2024 before me, E. Yuzhuk, Notary Public
(Insert name and title of the officer) Knowles
personally appeared Albert Ashley Knowles, Negar G. Knowles, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature E. Yuzhuk (Seal)

