

2024-003995

Klamath County, Oregon

05/21/2024 10:15:02 AM

Fee: \$92.00

RECORDING REQUESTED BY:


Western Title & Escrow

1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0262283-YGW

John Andersch
John Andersch LLC
15 SW Colorado #120
Bend, OR 97702

SEND TAX STATEMENTS TO:

John Andersch LLC
15 SW Colorado #120
Bend, OR 97702

APN: 102686
Map: 2810-00000-00300

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Frank Shaw, Grantor, conveys and warrants to **John Andersch LLC**, an **Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Section 8: NE1/4 SE1/4

Section 9: W1/2 SW1/4, SE1/4 SW1/4

Section 16: W1/2 NE1/4, SE1/4 NE1/4, NE1/4 NW1/4

Township 28 South, Range 10 East of the Willamette Meridian, Klamath County,
Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$550,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/20/24

Frank Shaw
Frank Shaw

State of OR
County of Deschutes

This instrument was acknowledged before me on 5/20/2024 by Frank Shaw.

Yvonne Georgene Ward
Notary Public - State of Oregon

My Commission Expires: 12/1/2025

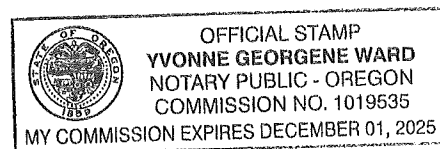


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber

Amount: \$600.73

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing

Amount: \$50.61

Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying

below the high water line of Jack Creek, including any ownership rights which may be claimed by the State of

Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at

any time lying beneath the waters of Jack Creek.

All matters arising from any shifting in the course of Jack Creek including but not limited to accretion,

reliction and avulsion.

Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies

will not insure against loss arising by reason of any lack of a right of access to and from the Land.