



2024-004231  
Klamath County, Oregon  
05/28/2024 01:39:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shaleena Griffin Thornsburg

96 SE 9th St

Madras, OR 97741

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

Shaleena Griffin Thornsburg

96 SE 9th St

Madras, OR 97741

File No. 633020AM

### STATUTORY WARRANTY DEED

**AJC Land Holdings LLC, a Washington Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Shaleena Griffin Thornsburg,**

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:

**Lots 1 and 2, Block 5, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH an undivided 2/80 interest in and to the following described property:  
The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3507-020AB-01000

3507-020AB-01100

**The true and actual consideration for this conveyance is \$37,500.00.**

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 17 day of May, 2024.

AJC Land Holdings LLC, a Washington Limited Liability Company

Abby Cooper, Member  
By: Abby Cooper, Member

Lee Cooper, Member  
By: Lee Cooper, Member

State of Washington } ss  
County of Benton }

On this 17<sup>th</sup> day of May, 2024, before me, Jennifer Lynn Brown a Notary Public in and for said state, personally appeared Abby and Lee Cooper known or identified to me to be the Managing Member(s) in the Limited Liability Company known as AJC Land Holdings, a Washington Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jennifer Lynn Brown  
Notary Public for the State of Washington  
Residing at: Kennick, WA  
Commission Expires: July 26, 2026

