



2024-004442  
Klamath County, Oregon  
06/03/2024 02:58:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Benjamin Lee, LLC, an Oregon Limited Liability  
Company  
1105 Pacific Terrace  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Benjamin Lee, LLC, an Oregon Limited Liability  
Company  
1105 Pacific Terrace  
Klamath Falls, OR 97601  
File No. 636034AM

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### STATUTORY WARRANTY DEED

**Pacific Northwest Investments, LLC, an Oregon Limited Liability Company ,**  
Grantor(s), hereby convey and warrant to

**Benjamin Lee, LLC, an Oregon 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:

**Lot 49, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$67,000.00.**

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 31 day of May, 2024

Pacific Northwest Investments, LLC, an Oregon limited liability company

Brian Wyatt  
Brian Wyatt, Member

Russell Lindberg  
Russell Lindberg, Member

State of OR } ss  
County of Lin }

On this 31 day of May, 2024, before me, Theresa  
a Notary Public in and for said state, personally appeared Brian Wyatt and Russell Lindberg known or identified to me to be the Members in the Limited Liability Company known as Pacific Northwest Investments, LLC, an Oregon limited liability company who executed the foregoing instrument, and acknowledged to me that he/she 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.

Theresa  
Notary Public for the State of OR  
Residing at: Dubary  
Commission Expires: 1.27.26

