



MTC 625354AM
After recording return to:

Lane Powell PC
6021 SW Second Ave., Suite 2100
Portland, OR 97204
Attn: Elizabeth Davis

2024-004518
Klamath County, Oregon
06/05/2024 02:30:02 PM
Fee: \$102.00

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

NW Volcanic Holdings, LLC
13489 SE Hwy 212
Clackamas, OR 97015

ABOVE SPACE RESERVED FOR
RECORDER'S USE

STATUTORY WARRANTY DEED

Patrick Schaffner and Teresa Schaffner ("Grantor"), conveys and warrants to NW Volcanic Holdings, LLC, an Oregon limited liability company ("Grantee"), Grantor's undivided interest in the real property described in Exhibit A attached hereto and free of encumbrances except as specifically set forth in Exhibit B attached hereto.

The true and actual consideration for this conveyance is \$390,000.00.

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 effective this 3 ^{JUNE Rd} day of ~~May~~, 2024.

GRANTOR:

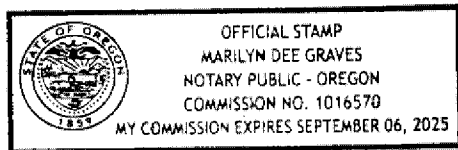
Patrick Schaffner
PATRICK SCHAFFNER

TERESA SCHAFFNER

STATE OF OREGON)
)ss.
County of LINCOLN)

On this day personally appeared before me PATRICK SCHAFFNER, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal on JUNE 3, 2024.



Marilyn Dee Graves
NOTARY PUBLIC FOR OREGON
My Commission Expires: 09/06/2025

STATE OF OREGON)
)ss.
County of _____)

On this day personally appeared before me TERESA SCHAFFNER, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal on _____, 2024.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Dated effective this 3 ^{June} day of ~~May~~, 2024.

GRANTOR:

PATRICK SCHAFFNER

Teresa Schaffner
TERESA SCHAFFNER

STATE OF OREGON)
)ss.
County of DESCHUTES)

On this day personally appeared before me ^{Teresa} ~~PATRICK~~ SCHAFFNER, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal on JUNE 3, 2024.



Sarah Herron
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6.7.25

STATE OF OREGON)
)ss.
County of _____)

On this day personally appeared before me TERESA SCHAFFNER, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal on _____, 2024.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

EXHIBIT A

Legal Description:

Unsurveyed Parcel 1 of Land Partition 9-15 situated in the W1/2 SE1/4 Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at a point common to Sections 16, 17, 20, and 21, along the South line of Section 17 bearing North 89°14'19" West 1317.65 feet to a point of commencement, thence along said bearing 533.36 feet to the true point of beginning;

Thence North 89°14'19" West 676 more or less feet to the Easterly right-of-way of the Southern Pacific Railroad;

Thence North 12°23'38" East 2054 more or less feet along the Easterly right-of-way of the Southern Pacific Railroad;

Thence South 76°26'30" East 564.19 feet to the North East corner of this tract;

Thence South 09°28'01" West 1901.62 feet to the true point of beginning.

Also including a portion of Parcel 1, being described as follows:

Beginning at a point common to Sections 16, 17, 20, and 21, along the South line of Section 17 Bearing North 89°14'19" West 1317.65 feet to a point of commencement, thence along said bearing 1318.38 feet to a point, thence North 00°17'41" East 1318.36 feet to the true beginning of a portion of Parcel 1;

Thence Easterly 84 more or less feet to the Westerly right-of-way of the Union Pacific Railroad;

Thence South 12°23'38" West 399 more or less feet along said Westerly right-of-way;

Thence North 00°17'41" East 393 more or less feet to the true point of beginning of a portion of Parcel 1.

EXHIBIT B

Permitted Exceptions:

1. 2024 Taxes and assessments which are not yet due or payable.
2. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
3. Reservation of Oil, gas, minerals, or other minerals, including the terms and provisions contained therein, in deed from Denver W. Parks and Mildred A. Parks.
Recorded: May 25, 1959 Instrument No.: 312, page 609
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Denver W. Parks and Mildred A. Parks, husband and wife Recorded: July 9, 1959
Instrument No.: 314, page 74
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: The United States of America Recorded: June 17, 1969
Instrument No.: M69, page 4757
6. Easement for Access, including the terms and provisions thereof, Recorded: November 1, 2006
Instrument No.: 2006-021953
Grantor: John K. Williams and Sandra J. Williams Grantee: C.B. Foss
7. Reservations, restrictions and easements as shown on the Partition Plat No. 9-15.
8. Ingress/Egress Easement as shown on the Partition Plat No. 9-15.
9. n easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Parties: Patrick Schaffner and Teresa Schaffner, husband and wife
Recorded: August 11, 2016
Instrument No.: 2016-008514
10. Rights of tenants under existing leases or tenancies.