

2024-005027

Klamath County, Oregon



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06/21/2024 01:42:38 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Patricia Slezak  
24621 Piute Drive  
Tehachapi, CA 93561

SEND TAX STATEMENTS TO:

Patricia Slezak  
24621 Piute Drive  
Tehachapi, CA 93561

**WARRANTY DEED**

FOR THE CONSIDERATION OF TEN DOLLARS, and other valuable considerations, **MERRILL INVESTMENTS, LLC**, hereafter called the Grantor hereby conveys to **WALDRIP BROS. CO.** an Oregon corporation, the following described real property situated in the County of Klamath, State of Oregon, together with all rights and privileges appurtenant hereto, to-wit:

Property 1: A part of Tract 52 of MERRILL TRACTS described as,

Beginning at a point on the West Line of Main Street in the City of Merrill which is West a distance of 50 feet and South a distance of 165 feet from the corner common to Sections 1, 2, 11 and 12, Twp. 41 South, Range 10 East W.M.; thence West at right angles to Main Street a distance of 122 feet to the true point of beginning; thence South parallel to Main Street a distance of 90 feet; thence West at right angles 32.75 feet; thence South parallel to Main Street to the North Bank of Lost River; thence Westerly along said North bank of Lost River to a point 40 feet East of the West line of said Tract 52, Merrill Tracts, measured at right angles to said West line of said Tract 52; thence North parallel to and 40 feet distant at right angles to said West line to a point which is South a distance of 125.0 feet from the South Line of Front Street; thence East, parallel to the South Line of Front Street, a distance of 183.25 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion beginning at the most Easterly point on the adjusted line of said property line adjustment 4-08, from which the Northeast corner of Section 11 bears North 169.68 feet and East 194.25 feet; thence West 161.05 feet; thence North 4.68 feet; thence East 161.05 feet; thence South 4.68 feet to the point of beginning containing 753 square feet more or less.

SUBJECT TO: (1) Easements and rights of way of record or apparent on the land; (2) Waiver of Riparian Rights, including the terms and provisions thereof, from N.S. Merrill and N.J. Merrill to the United States, by instrument dated July 3, 1905, recorded Sept. 16, 1905, in Vol. 18 at page 331 of Deed Records of Klamath County, Oregon; (3) Rights of the Public and of governmental bodies in and to any portion of the above described property lying below ordinary high water mark of Lost River.

The property's APN: #4110-011AA-00400, tax account number 122879, consisting of 0.89 acres.

Property 2: Bounded and described as follows, to-wit:

Commencing at the corner common to Sections 1, 2, 11 and 12 in Township 41 South, Range 10 East, W. M., Klamath County, Oregon: Extending thence West along the north line of said Section 11 a distance of 50 feet; thence South along the West line of Main Street in Merrill, Oregon, a distance of 254 feet to the true point of beginning; thence West on a line parallel to the North line of said Section 11 a distance of 154 feet; thence South on a line parallel to said West line of Main Street a distance of 251 feet, more or less, to Lost River; thence Easterly along the north bank of Lost River a distance of 185 feet, more or less, to the West line of said Main Street; thence North along the West line of said Main Street a distance of 190 feet, more or less, to the true point of beginning; all being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 11 and being a portion of Tracts 52 and 54, Merrill Tracks; SUBJECT TO: (1) Acreage and use limitation under provisions of U.S.A. Statutes and Regulations issued thereunder; (2) Easements and rights of way of record or apparent on the land; (3) All contracts and assessments relating to water rights, irrigation, drainage and reclamation which may affect said realty, if any there be; (4) Rights of the public and of governmental bodies in and to any portion of the above described land lying below high water mark of Lost River.

The property's APN: #4110-011AA-00500, tax account number 122888, consisting of 1.56 acres.


IN WITNESS WHEREOF, the grantor has executed this instrument this 17<sup>th</sup> day of JUNE, 2024.

**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 APPLICATION 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Dated this 17 day of June, 2024

GRANTOR:

MERRRIL INVESTMENTS, LLC

  
By Patricia R. Slezak, Manager/Member

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

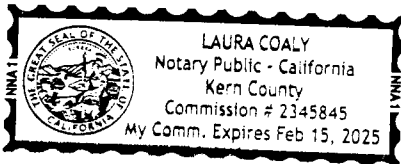
State of California

County of Kern }

On 10-17-2024 before me, Laura Coaly, notary public  
Date Here Insert Name and Title of the Officer

personally appeared Patricia R. Hezak  
Name(s) of Signer(s)

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 Laura Coaly  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 10-17-2024 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_ ☐ Corporate Officer – Title(s): \_\_\_\_\_

☒ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_