

641380AM/60222402852 SJ

GRANTOR'S NAME:
Kimberly Sellers-Blais

GRANTEE'S NAME:
Snow Mountain Resources, LLC

AFTER RECORDING RETURN TO:
Snow Mountain Resources LLC
37385 Jasper Lowell Road
Jasper, OR 97438

SEND TAX STATEMENTS TO:
Snow Mountain Resources LLC
37385 Jasper Lowell Rd. Jasper, OR 97438

APN/Parcel ID(s): 153728
Tax/Map ID(s): 2409-030CA-04400
Vacant Land, Crescent, OR 97733

2024-005895
Klamath County, Oregon
07/09/2024 01:47:02 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kimberly Sellers-Blais, Grantor, conveys and warrants to Snow Mountain Resources, 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:

Lots 13 and 14 in Block 40, Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00). (See ORS 93.030).

Subject to:

1. Taxes assessed under Code No. 103 Account No. 153728 Map No. 2409-030CA-04400

The 2024-2025 Taxes: A lien not yet due or payable.

2. Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

3 . Special Assessment disclosed by the Klamath tax rolls:

For: Crescent Fire District

4.. Special Assessment disclosed by the Klamath tax rolls:

For: Crescent Sanitary District

5. . Articles of Incorporation for Crescent Water Supply and Improvement District, including the terms and provisions thereof,

Recorded: October 14, 2010

Instrument No.: 2010-012117

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: 7-2-24

Kimberly Sellers-Blais
Kimberly Sellers-Blais

State of Idaho

County of Kootenai

This instrument was acknowledged before me on July 2, 2024 by Kimberly Sellers-Blais

Linda Lee H
Notary Public - State of ~~Oregon~~ Idaho

My Commission Expires: 11/18/2025

