



2024-007318
Klamath County, Oregon
08/21/2024 02:17:02 PM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Black Drake Ranch LLC, an Oregon limited
liability company
PO Box 46
Bly, OR 97622

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

Black Drake Ranch LLC, an Oregon limited
liability company
PO Box 46
Bly, OR 97622
File No. 644788AM

STATUTORY WARRANTY DEED

Matthew Mountanos,

Grantor(s), hereby convey and warrant to

Black Drake Ranch 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:

See Attached Exhibit 'A'

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

See Attached Exhibit B

The true and actual consideration for this conveyance is \$370,000.00.

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:

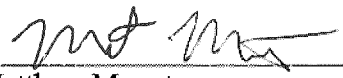
Real property taxes due, if any, but not yet payable

Return To:



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 20th day of August, 2024.



Matthew Mountanos

State of _____ } ss
County of _____ }

On this _____ day of August, 2024, before me, _____ a
Notary Public in and for said state, personally appeared Matthew Mountanos, known or identified to me to
be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

**See Attached Notary
Jurat Certificate**

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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 Yolo

Subscribed and sworn to (or affirmed) before me on

this 20th day of August, 2024, by
Date Month Year



(1) Matthew Montanos

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
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: Statutory Warranty Deed

Document Date: 8/20/24 Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT 'A'

File No. 644788AM

A parcel of land situated in Section 11 and in the Northwest one-quarter of Section 14, all in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The West one-half and the Southeast one-quarter of said Section 11. Or Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32.

The North one-half of the North one-half of the Northwest one-quarter of said Section 14. or Government Lots 3 and 4.

EXCEPTING THEREFROM a parcel of land described as follows:

Commencing at the West one-quarter corner of said Section 11, said point being a 5/8 inch rebar with aluminum cap; thence along the West line of said Section 11, North 00 degrees 24' 00" West 1770.36 feet to the true point of beginning; thence continuing along said West line, North 00 degrees 24' 00" West 872.45 feet to a calculated position for the section corner common to Sections 2, 3, 10 and 11; thence along the North line of said Section 11, North 89 degrees 31' 53" East 1167.65 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 03 degrees 18' 00" West 285.33 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence North 88 degrees 53' 55" West 193.16 feet to a point of curvature, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence 373.50 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 71 degrees 19' 59" (the chord of which bears South 55 degrees 26' 05" West 349.84 feet) to a point of tangency, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 19 degrees 46' 06" West 392.89 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 81 degrees 14' 20" West 198.74 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 89 degrees 36' 00" West 334.58 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the right-of-way of Godowa Springs Road.

Exhibit 'B'

TAX INFORMATION:

File No. 644788AM

Code No.	Account No.	Map No.	Tax Year	Amount	Status
072	352273	3612-00000-03900	2023-2024	\$638.83	Paid
072	352264	3612-00000-04000	2023-2024	\$109.13	Paid
072	352255	3612-00000-04100	2023-2024	\$37.59	Paid
072	352291	3612-00000-04200	2023-2024	\$98.59	Paid
072	685725	3612-01400-00200	2023-2024	\$10.15	Paid