



2024-007944
Klamath County, Oregon
09/11/2024 11:31:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TLM, LLC, a Tennessee Limited Liability
Company

190 Industrial Park Lane
Celina, TN 38551

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

TLM, LLC, a Tennessee Limited Liability
Company

190 Industrial Park Lane
Celina, TN 38551

File No. 649268AM

STATUTORY WARRANTY DEED

Derek Wright,

Grantor(s), hereby convey and warrant to

TLM, LLC, a Tennessee 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:

Unsurveyed Parcel 2 of Land Partition 13-14 in Government Lots 11, 14, 19, 20 and SW1/4 Section 2, Government Lots 15,16, 17, 18, 19, 20 and S1/2 Section 3, NE1/4 SE1/4 Section 4, N1/2 N1/2 and E1/2 E1/2 Section 10, W1/2 Section 11, NW1/4 Section 14 and E1/2 Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of MLP 80-122 and Parcel 1 of LP 28-14. Recorded February 6, 2015 as Instrument No. 2015-001068, Klamath County, Records.

The true and actual consideration for this conveyance is \$1,500,000.00.

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

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.

10 9B
Dated: September 6, 2024




Derek Wright

State of Oregon } ss
County of Klamath }

On this 10th day of September, 2024, before me Jenny Brazil, a Notary Public in and for said state, personally appeared Derek Wright, 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 Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

