



2024-008210

Klamath County, Oregon

09/19/2024 09:40:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

97 Investment Group LLC, an Oregon Limited

Liability Company

10439 SE 212th St.

Kent, WA 98031

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

97 Investment Group LLC, an Oregon Limited

Liability Company

10439 SE 212th St.

Kent, WA 98031

File No. 646498AM

STATUTORY WARRANTY DEED

Callan Hass,

Grantor(s), hereby convey and warrant to

97 Investment Group 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'

The true and actual consideration for this conveyance is \$880,000.00.

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.

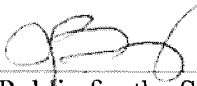
Dated: September 18, 2024


Callan Hass

State of Oregon } ss
County of Klamath }

On this 18th day of September, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Callan Hass, 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

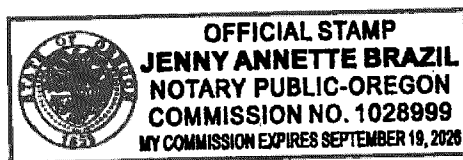


EXHIBIT 'A'

PARCEL 1:

A parcel of land situate in portions of Government Lots 2, 3, and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner common to Sections 27 and 34 and running South 15° 58' 10" East 174.6 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 1,641.36 feet to the point of beginning; thence leaving the right of way line, South 57° 38' 00" East 931.63 feet to the 1858 meander line; thence along said meander line South 05° 38' 20" West 1,046.00 feet; thence North 71° 41' 00" West 429.9 feet; thence South 85° 27' 40" West 266.65 feet; thence South 44° 06' 10" West 291.8 feet; thence leaving the meander line, North 62° 18' 20" West 413.79 feet; thence North 32° 22' 00" East 44.23 feet; thence North 30° 34' 50" East 1,284.01 feet; thence North 57° 38' 00" West 260.00 feet to the Southeasterly right of way line of Highway 97; thence North 32° 22' 00" East 190.59 feet to the point of beginning.

and also described as Parcel 2, Final Map Minor Partition 14-86 in Government Lots 1, 2, 3 and 4 and NW1/4 Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in portions of Government Lots 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner common to Sections 27 and 34 and running South 15 ° 58' 10" East 174.6 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 3,184.09 feet to the point of beginning; thence leaving the right of way line, South 62° 18' 20" East 714.81 feet to the 1858 meander line; thence South 44° 06' 10" West 381.02 feet; thence South 60° 32' 35" West 469.70 feet; thence South 05° 08' 55" West 32.76 feet; thence leaving the meander line, North 57° 38' 00" West 428.14 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, North 32° 22' 00" East 757.99 fee to the point of beginning.

and also described as Parcel 3, Final Map Minor Partition 14-86 in Government Lots 1, 2, 3 and 4 and NW1/4 Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.