



2024-009031
Klamath County, Oregon
10/16/2024 02:59:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan Boyd Rainville and Jamie Lee Rainville

1069 Vine Maple Dr.

Klamath Falls, OR 97601

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

Ryan Boyd Rainville and Jamie Lee Rainville

1069 Vine Maple Dr.

Klamath Falls, OR 97601

File No. 623288AM

STATUTORY WARRANTY DEED

Bear Valley Construction LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Ryan Boyd Rainville and Jamie Lee Rainville, as Tenants by the Entirety,

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:

Lot 149 of Tract 1496, Ridgewater Subdivision, Phase 1, 1st Addition, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$809,000.00.

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: October 15, 2024

Bear Valley Construction LLC., an Oregon limited liability Company

By: [Signature]
Thomas Matthias, Member

By: [Signature]
Laura L. Ferguson, Member

State of Oregon} ss
County of Klamath}

On this 15 day of October, 2024, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared Thomas Matthias and Laura L. Ferguson known or identified to me to be the Managing Member in the Limited Liability Company known as Bear Valley Construction LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-30-2027

