



2024-009739
Klamath County, Oregon
11/06/2024 02:37:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher L. Keith

2100 Main St.

Klamath Falls, OR 97601

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

Christopher L. Keith

2100 Main St.

Klamath Falls, OR 97601

File No. 655119AM

STATUTORY WARRANTY DEED

Benjamin Lee LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Christopher L. Keith,

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:

The Westerly 59.3 feet of Lots 1 and 2, Block 2 Dixon Second Addition to the City of Klamath Falls, Oregon, 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 \$196,500.00.

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: November 4, 2024


Benjamin Lee LLC, an Oregon Limited Liability Company

By: Travis Baker, Member
Travis Baker, Member

State of Virginia } ss
County of Loudoun }

On this 5th day of November, 2024, before me,
Gloria Asare a Notary Public in and for said state, personally appeared
Travis Baker known or identified to me to be the Member in the LLC known as Benjamin Lee LLC, an
Oregon Limited Liability Company 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.

 Gloria Asare
Notary Public for the State of Virginia
Residing at: Loudoun, Virginia
Commission Expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Dated: November 4, 2024

Benjamin Lee LLC, an Oregon Limited Liability Company

David L. McCollum Jr.
By: _____
David L. McCollum Jr., Member

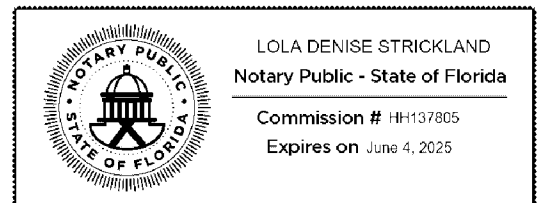
State of Florida } ss
County of Duval }

On this 5th day of November, 2024, before me,
Lola Denise Strickland a Notary Public in and for said state, personally appeared
David L. McCollum Jr. known or identified to me to be the Member in the LLC known as Benjamin Lee
LLC, an Oregon Limited Liability Company 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.

Lola Denise Strickland
Lola Denise Strickland

Notary Public for the State of Florida
Residing at: Duval
Commission Expires: 06/04/2025



Notarized remotely online using communication technology via Proof.

Provided OR DRIVER LICENSE