

First American Title 4220610-LB

2024-010949
Klamath County, Oregon
12/18/2024 01:53:01 PM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Ridgewater, LLC
9460 Double R Boulevard, Suite 103
Reno, NV 89521

Until a change is requested all tax
statements shall be sent to the
following address:
Ridgewater, LLC
9460 Double R Boulevard, Suite 103
Reno, NV 89521

File No.: 7161-4220610 (lb)
Date: November 14, 2024

STATUTORY WARRANTY DEED

Trinity Asset Holdings Co., LLC, a California limited liability company, Grantor, conveys and warrants to **Ridgewater, LLC a Delaware corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 13 of Tract 1507 being a replat of Lots 109-114, 134-136, 142, 143, 193-198, common area "A" and common area "D" 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.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$60,000.00 as Fulfillment of the Option to Purchase Recorded 2023-009646**. (Here comply with requirements of ORS 93.030)

APN: **895042**

Statutory Warranty Deed
- continued

File No.: **7161-4220610 (1b)**

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 18 day of Dec, 2024.

Trinity Asset Holdings Co., LLC, a California
limited liability company

By: 
Name: Charles Blackburn
Title: Member

APN: **895042**

Statutory Warranty Deed
- continued

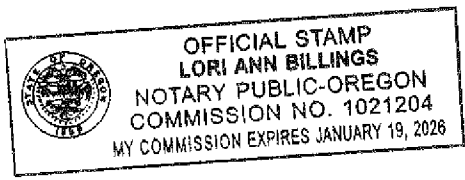
File No.: **7161-4220610 (lb)**

STATE OF Oregon)
County of Jackson)ss.

This instrument was acknowledged before me on this 18 day of Dec, 2024
by Charles Blackburn as Member of Trinity Asset Holdings Co., LLC, on behalf of the limited liability company.

[Signature]

Notary Public for Oregon
My commission expires: 1/19/2026



Unofficial Copy