

Grantor
Jonathan Williams 8248 Elliott Green Buena Park, CA 90621
Grantee
Cash is King, LLC, an Oregon limited liability company 5441 S Macadam Avenue Suite 208 Portland, OR 97239
After recording return to
Cash is King, LLC, an Oregon limited liability company 5441 S Macadam Avenue Suite 208 Portland, OR 97239
Until requested, all tax statements shall be sent to
Cash is King, LLC, an Oregon limited liability company 5441 S Macadam Avenue Suite 208 Portland, OR 97239 Tax Acct No(s): R-3809-033DC-07500-000, 632293

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jonathan Williams, Grantor(s) convey and warrant to Cash is King, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 18th day of December, 2024

Jonathan Williams
Jonathan Williams

STATE OF OREGON
COUNTY OF Klamath

This instrument was acknowledged before me this 18th day of December, 2024 by Jonathan Williams.

Notary Public for Oregon
My Commission Expires: 12/22/24



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12, Block 209, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.