

RECORDING REQUESTED BY
AFTER RECORDING MAIL TO

The Larson Law Firm, P.C.
1800 Blankenship Rd., Ste 400
West Linn, OR 97068

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

John W. Borland, Christopher R. Borland,
and Allyn J. Borland
15750 SE Thorville Avenue
Milwaukie, OR 97267

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BORLAND BROTHERS PROPERTIES, LLC, an Oregon limited liability company, Grantor, conveys and warrants to JOHN W. BORLAND, CHRISTOPHER R. BORLAND, AND ALLYN J. BORLAND, with Rights of Survivorship, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath, State of Oregon:

The Easterly 415 feet of Lot 2, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT
(MAP 3313-3000 TL 300 described as 2D)

(Commonly known as: Land in Klamath County, Oregon
Map / Tax Lot: 33130300000300 Account Num: R181163)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

“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.”

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: December 19, 2024

BORLAND BROTHERS PROPERTIES, LLC, Grantor

By: John W. Borland, Manager

By: Christopher R. Borland, Manager

By: Allyn J. Borland, Manager

State of Oregon)
) ss.
County of Clackamas)

Personally appeared this 19 day of December, 2024, before me, a Notary Public, the above-named and identified JOHN W. BORLAND, CHRISTOPHER R. BORLAND, AND ALLYN J. BORLAND, as Managers of Borland Brothers Properties, LLC, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public - State of Oregon
My Commission Expires: 11/7/25

