



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Arstad Properties, LLC, an Oregon Limited
Liability Company

1038 Main St.

Klamath Falls, OR 97601

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

Arstad Properties, LLC, an Oregon Limited
Liability Company

1038 Main St.

Klamath Falls, OR 97601

File No. 652160AM

STATUTORY WARRANTY DEED

Klamath Animal Clinic Inc. 401(k), PSP Richard E. Long,

Grantor(s), hereby convey and warrant to

Arstad Properties, LLC, an Oregon Limited Liability Company,

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 Easterly 52 feet of Lot 11, Block 49 of Nichols Additions 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,
SAVING AND EXCEPTING the Southerly 7 feet of the above described property conveyed to the
city for alley purposes.**

The true and actual consideration for this conveyance is \$320,000.00.

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:

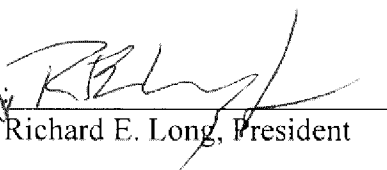
Real property taxes due, if any, but not yet payable

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: January 27, 2025

Klamath Animal Clinic Inc. 401(k), PSP Richard E. Long

By:


Richard E. Long, President

State of Oregon } ss.
County of Klamath }

On this 28th day of January, 2025., before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Richard E. Long known to me to be the President of the Klamath Animal Clinic Inc. 401(k) Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/25

