

2025-001117

Klamath County, Oregon

02/19/2025 08:25:01 AM

Fee: \$92.00

RETURN TO:

Attn: Lisa C. Foreman
Koop Law Group, LLC
2829 Briargate Drive
Lindenhurst, Illinois 60046

MAIL TAX STATEMENT TO:

FDH Rentals, LLC
1081 Joe Wright Rd
Klamath Falls, Oregon 97603

STATUTORY WARRANTY DEED

FRED D. HALL, Grantor, conveys and warrants to FDH RENTALS, LLC, an Oregon limited liability company, Grantee, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Account Number: 581588

The true consideration for this conveyance is \$1.00.

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.

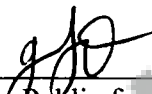
Dated this 29 day of Nov, 2023.



Fred D. Hall

STATE OF OREGON)
) ss.
COUNTY OF Jackson)

This instrument was acknowledged before me on this 29 day of November, 2023, by FRED D. HALL.



Notary Public for Oregon

My Commission expires: October 19, 2027

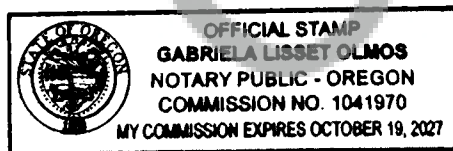


EXHIBIT A

Legal Description

Lots 1, 2, 3 and 4, RUSSELL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
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