

2025-001854

Klamath County, Oregon



00339640202500018540030032

03/14/2025 02:09:28 PM

Fee: \$92.00

RECORDING REQUESTED BY:

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Shepard Investment Group, LLC

GRANTEE'S NAME:

McKillip RE, LLC

AFTER RECORDING RETURN TO:

Savannah McKillip
McKillip RE, LLC
413 Nob Hill Rd
Roseburg, OR 97471

SEND TAX STATEMENTS TO:

McKillip RE, LLC
413 Nob Hill Rd
Roseburg, OR 97471

144141 and 2406-001AA-00800
19804 Highway 58, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

Shepard Investment Group, LLC, an Oregon limited liability company, Grantor,

conveys and warrants to

McKillip RE, LLC, an Oregon limited liability company, Grantee,

the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS FULFILLMENT OF THAT CERTAIN CONTRACT RECORDED AS 2024-007735, COUNTY OF KLAMATH, STATE OF OREGON. (See ORS 93.030)

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-4-24

Shepard Investment Group, LLC

BY: [Signature]
Ryan Thompson
Manager/President

State of OREGON
County of LANE

This instrument was acknowledged before me on 9-4-24 by Ryan Thompson, as President for Shepard Investment Group, LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2-21-25



EXHIBIT "A"
Legal Description

A tract of land situated in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Highway 58 and the South line of the NE1/4 NE1/4 of said section, thence Northwesterly along the Westerly line of Highway No. 58, 150 feet; thence Southwesterly on a line perpendicular to the Westerly right of way line of Highway No. 58, 250 feet; thence Southeasterly on a line parallel to the Westerly line of Highway 58, to the Southerly line of the property first hereinabove described; thence Easterly along the said South line to the point of beginning.