



2025-002427
Klamath County, Oregon
04/04/2025 09:27:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
BCH Properties, LLC, an Oregon Limited
Liability Company
2840 Arant PL
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
BCH Properties, LLC, an Oregon Limited
Liability Company
2840 Arant PL
Klamath Falls, OR 97603
File No. 669759AM

STATUTORY WARRANTY DEED

Live To Ride, LLC, an Oregon limited liability company,
Grantor(s), hereby convey and warrant to

BCH 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:

Parcel 1

A portion of the SE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point of intersection of the Northerly line of 6th Street and the Section line between
Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon, which point is 37.81 chains South of the Section corner common to Sections 28, 29, 32 and
33 of said Township and Range; thence Northerly along said Section line 128.5 feet to a point; thence
North 51° 4' West parallel to the Northerly line of 6th Street and 100 feet therefrom 81.08 feet to a
point, said point being the true point of beginning of the tract to be hereinafter described; thence
South 39° 6' West 100 feet, more or less, to 6th Street; thence Northwesterly along the Northerly line
of 6th Street 50 feet, more or less, to the Southeasterly line of Elm Street; thence Northeasterly along
the Southeasterly line of Elm Street 100 feet, more or less, to a point that is North 51° 4' West of the
true point of beginning; thence South 51° 4' East 50 feet, more or less, to the true point of beginning.

Parcel 2

A portion of the SE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at an iron pipe on the easterly property line of Elm Street, said pipe being 100.00 feet Northeasterly from the Northeast corner of the South Sixth Street and Elm Street intersection; thence Northeasterly along the Eastern property line of Elm Street 121.99 feet to an iron pipe; thence in a Northeasterly direction along the arc of a 20 foot radius curve to the right to an iron pipe on the Westerly property line of Commercial Street, thence Southerly along the Westerly property line of Commercial Street 181.37 feet to an iron pipe; thence Northwesterly along a line parallel to South Sixth Street and 100 feet therefrom 138.67 feet to the point of beginning, being a portion of an unplatted block in Klamath Addition to the City of Klamath Falls, Oregon.

Parcel 3

Beginning at a point at the intersection of the Northerly line of 6th Street and the section line between Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, which point is 37.81 chains South of the Section corner common to Sections 28, 29, 32 and 33 of said Township and Range; running thence Northerly along said section line a distance of 128.6 feet to a point; thence North 51° 4' West parallel to the Northerly line of 6th Street and 100 feet therefrom a distance of 80.7 feet to the Easterly corner of tract heretofore conveyed by C. D. Willson to Stella Orr; thence Southwesterly at right angles to 6th Street 100 feet; thence South 51° 4' East along the Northerly line of 6th Street 160.5 feet to the point of beginning.


The true and actual consideration for this conveyance is \$350,000.00.

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:

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.

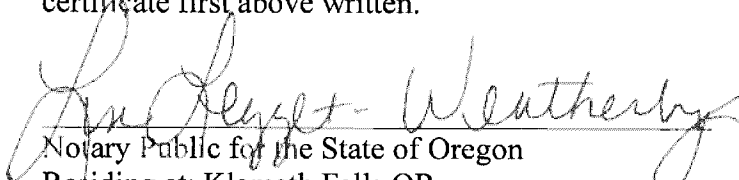
Dated: April 1, 2025

Live To Ride LLC

By: 
E. Ronald Isakson, Member

State of Oregon } ss
County of Klamath }

On this 3 day of April, 2025, before me, Lisa Legget-Weatherby a
Notary Public in and for said state, personally appeared
E. Ronald Isakson, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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 Falls OR
Commission Expires: 9/27/2027

