

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

2025-005944

Klamath County, Oregon

07/11/2025 01:41:01 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Order No.: WT0275445-AL
Ann Stevens and Justin Stevens
12042 SE Sunnyside Road #448
Clackamas, OR 97015

SEND TAX STATEMENTS TO:

Ann Stevens and Justin Stevens
12042 SE Sunnyside Road #448
Clackamas, OR 97015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

L & L Real Estate Development LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Ann Stevens and Justin Stevens, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 11 and 12, Block 32, SECOND ADDITION 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.

TOGETHER WITH that portion of the alley located in Block 32 adjoining, that inured thereto by

Ordinance #6642, recorded November 12, 1992 in Book M92, page 26874 Microfilm Records of
Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS **(\$660,000.00)**. (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

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

STATUTORY WARRANTY DEED
(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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: July 3, 2025

L & L Real Estate Development LLC

BY: [Signature]
Andrew Schubert
Member

BY: [Signature]
Ryan Beesley
Member

State of Oregon
County of Deschutes

This instrument was acknowledged before me on July 3rd, 2025 by Andrew Schubert and Ryan Beesley, as Members for L & L Real Estate Development LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/10/29

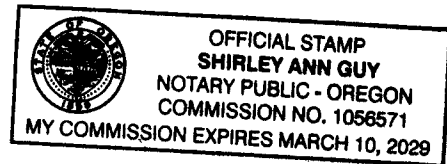


EXHIBIT "A"
Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025/2026.

**Easement for existing public utilities in vacated street area and the conditions imposed thereby. Reserved by vacation order recorded: November 12, 1992
Instrument No.: M92, page 26874**

Covenants, conditions, easements and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: April 9, 2025

Instrument No.: 2025-002567

Local Improvement Contract, including the terms and provisions thereof,

Recorded: April 9, 2025

Instrument No.: 2025-002569

Revocable License & Encroachment Permit, including the terms and provisions thereof,

Recorded: April 9, 2025

Instrument No.: 2025-002568