



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006047

Klamath County, Oregon

07/15/2025 09:10:02 AM

Fee: \$92.00

After recording return to:

Jardase, LLC, an Oregon Limited Liability
Company

2212 S. 6th St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Jardase, LLC, an Oregon Limited Liability
Company

2212 S. 6th St.

Klamath Falls, OR 97601

File No. 1002508

STATUTORY WARRANTY DEED

Barbara A. Morris, Grantor(s), hereby convey and warrant to

Jardase, 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:

A portion of the N1/2 N1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1°14' West a distance of 495.8 feet and South 89°26' West a distance of 530.0 feet from the iron pin which marks the Section Corner common to Sections 2, 3, 10 and 11, said Township and Range; and running thence continuing South 89°26' West a distance of 100 feet to an iron pin; thence North 1°14' West a distance of 144.5 feet to an iron pin; thence North 89°26' East a distance of 100 feet to an iron pin; thence South 1°14' East a distance of 144.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$150,000.00.

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: July 11, 2025

Barbara A. Morris
Barbara A. Morris

State of Oregon } ss
County of Klamath }

On this 11 day of July, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Barbara A. Morris, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

