

**2016-005117**

**Klamath County, Oregon**

**05/16/2016 12:51:29 PM**

**Fee: \$47.00**

After recording please return to:

**PY Properties LLC**

**3057 Nutley St. Suite 334**

**Fairfax, Va 22031**

**Mail tax statements to above:**

**File No.: KLA8576**

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## **STATUTORY WARRANTY DEED**

**Russell E. Derby,**

Grantor(s), hereby convey and warrant to

**PY PROPERTIES LLC, A Virginia 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:

**Klamath Falls Forest Estates Hwy 66 Plat #4, Block 93, Lot 33**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$3,000.**

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, in 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 5 day of 9-16

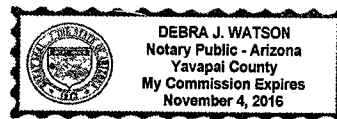
x Russell E. Derby (Russell E. Derby)

State of AZ

County of Yavapai

The foregoing instrument was acknowledged on 9 day of May, 2016 before me, Debra J. Watson, personally appeared Russell E. Derby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Debra J. Watson



Notary Public for the State of: AZ

Residing at: Prescott AZ

My commission expires: 11-4-2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.