

After recording please return to:
PY Properties LLC
3057 Nutley St. Suite 334
Fairfax, Va 22031

Mail tax statements to above:

File No.: KLA8546

STATUTORY WARRANTY DEED

William Robert James Jr. ,
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 #1, Block 7, Lot 35

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.

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 17th day of May, 2016

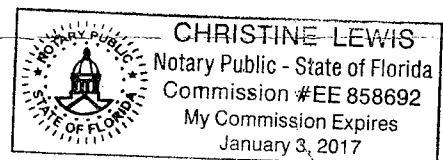
William Robert James Jr. (William Robert James Jr.)

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged on 17 day of 5, 2017 before me, Christine Lewis, personally appeared William Robert James Jr., 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.

Christine Lewis



Notary Public for the State of: Florida

Residing at: 407 Northlake Ct #1 NPB 41

My commission expires: 1/3/2017

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