

2016-008211

Klamath County, Oregon

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Fee: \$47.00

Document prepared by:

Canopy Land Holdings LLC, PO Box 17754, Raleigh, North Carolina 27619 Ph: (919) 351-9141

Mail recorded document to:

Canopy Land Holdings LLC, PO Box 17754, Raleigh, North Carolina 27619

Send all future tax statements to:

Canopy Land Holdings LLC, PO Box 17754, Raleigh, North Carolina 27619

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WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 26 day of July , 2016 , by and between:

Robert T. & Sally K. Kelly
352 Lamaloe Ln
Bastrop, Texas 78602

("grantor"), and

Canopy Land Holdings, LLC
PO Box 17754
Raleigh, North Carolina 27619

("grantee"). THE GRANTOR, for the true and actual consideration of \$2,200

Two Thousand Two Hundred Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Lot 60, Block 4
Klamath Forest Estates

Source of Title:

39730, Book M70, Page 2396

Commonly known as: none

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

none

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>Robert T. Kelly</u>	Signature: <u>Sally K. Kelly</u>
Print Name: <u>Robert T. Kelly</u>	Print Name: <u>Sally K. Kelly</u>
Capacity: <u>Grantor</u>	Capacity: <u>Grantor</u>
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF TEXAS)
 COUNTY OF BASTROP)

On this 1 of Aug, 2016 before me, a notary public, personally appeared Robert T. Kelly and Sally K. Kelly

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal
Scarlett Ann Rodriguez

Notary Public
Scarlett Ann Rodriguez
 Print name
Sep 14, 2019
 My commission expires on

