



2016-008798
Klamath County, Oregon
08/18/2016 01:39:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Francisco DeDios and Adelaida DeDios

11782 Reva Dr

Garden Grove, CA 92840

Until a change is requested all tax statements
shall be sent to the following address:

Francisco DeDios and Adelaida DeDios

11782 Reva Dr

Garden Grove, CA 92840

File No. 119886AM

STATUTORY WARRANTY DEED

Blue Sky Investment, LLC,

Grantor(s), hereby convey and warrant to

Francisco DeDios and Adelaida DeDios, as Tenants by the Entirety

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:

Beginning at a point South 0° 07' East 100 feet of a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California and Eastern Railway right of way 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 53' West 386.4 feet; thence South 28° 48' East 114.1 feet; thence North 89° 53' East 331.8 feet; thence North 0° 07' West 100 feet to the point of beginning situated in Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$85,000.00.**


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:

2016-2017 Real Property Taxes, a lien not yet due and 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 this 18 day of August, 2016.

Blue Sky Investments LLC

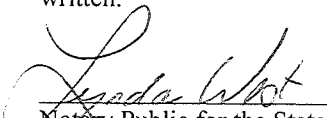


Greg Felder, Member

State of OREGON } ss
County of KLAMATH }

On this 18 day of August, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Greg Felder, Member of Blue Sky Investment, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.



Notary Public for the State of OREGON
Residing at: KLAMATH
Commission Expires: 2-10-17

