



Western Title & Escrow

Order Number: **119231-TM**

2016-010288

Klamath County, Oregon

09/28/2016 11:27:00 AM

Fee: \$47.00

Grantee
Further 2 Development, LLC 8305 SE Monterey Ave #220A Happy Valley, OR 97086
Until a change is requested, all tax statements shall be sent to the following address:
Further 2 Development, LLC 8305 SE Monterey Ave #220A Happy Valley, OR 97086

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Mark T. Miller, Grantor(s), convey and warrant to **Further 2 Development, LLC**, Grantee, **Grantee** herein is prohibited from Conveying the proeprty for a sales price greater than **\$102,000.00** until 90 days from the date of recording this warranty deed. This restriction shall run with the land and is not personal to the Grantee, the following described real property free of encumbrances except as specifically set forth herein.

A portion of Lot 1, Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 1; thence South along the East line of said Lot, 85 feet; thence West parallel to the North line of said lot a distance of 150 feet, more or less, to the West line of said lot; thence North along said West line 85 feet to the Northwest corner of said lot; thence East along North line of said lot 150 feet, more or less, to the point of beginning.

Account: R516481

Map & Tax Lot: R-3909-002BC-05100-00

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 24th day of September, 2016

Mark T. Miller
Mark T. Miller

State of ^{Oregon}~~Washington~~, County of Klamath) ss.

This instrument was acknowledged before me on this 24 day of September, 2016 by **Mark T. Miller**.

[Signature]
Notary Public for the State of ~~Washington~~
My commission expires: June 9 2018

