



2016-011304

Klamath County, Oregon

10/24/2016 02:40:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Bully Fence, LLC, an Oregon Limited Liability
Company

PO Box 795

Klamath Falls, OR 97601

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

Bully Fence, LLC, an Oregon Limited Liability
Company

PO Box 795

Klamath Falls, OR 97601

File No. 131622AM

STATUTORY WARRANTY DEED

Gary D. Ferguson,

Grantor(s), hereby convey and warrant to

Bully Fence, LLC, an Oregon 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:

Parcel One

Lot 8 in Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County, by Deed recorded August 1, 1969 in Volume M69 Page 6697, microfilm records of Klamath County, Oregon.

Parcel Two

Lot 9 in Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon

Parcel Three:

Lot 16 in Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County, by Deed recorded January 22, 1962 in Volume 335 Page 197, deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$100,000.00.**

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 21 st day of October, 2016.

Gary D. Ferguson
Gary D Ferguson

State of Wyoming } ss
County of Converse }

On this 21st day of October, 2016, before me, Lea Ann Carr a Notary Public in and for said state, personally appeared Gary D. Ferguson, 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.

Lea Ann Carr
Notary Public for the State of Wyoming

Residing at: 123 N. 3rd Street, Douglas, WY
Commission Expires: July 26, 2020

