



2016-013214

Klamath County, Oregon

12/13/2016 09:20:01 AM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

PY Properties, LLC

3057 Nutley Street, Ste 334

Fairfax, VA 22031

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

PY Properties, LLC

3057 Nutley Street, Ste 334

Fairfax, VA 22031

File No. 139192AM

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### STATUTORY WARRANTY DEED

**Ray Allen Kinney and Sherilyn H. Kinney, Trustees of The Ray Allen Kinney Family Trust, dated March 28, 1981, who acquired title as Ray Allen Kinney Trustee and Sherilyn H. Kinney and Ray Allen Kinney Family Trust,**

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:

**Lot 5, Block 1, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$5,130.00.

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:

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 8<sup>th</sup> day of December, 2014

The Ray Allen Kinney Family Trust

By: Ray Allen Kinney  
Ray Allen Kinney, Trustee

By: Sherilyn H. Kinney  
Sherilyn H. Kinney, Trustee

State of Arizona } ss  
County of Maricopa }

On this 8 day of Dec 2014, before me, Darlene K Ainsworth a Notary Public in and for said state, personally appeared Ray Allen Kinney and Sherilyn H. Kinney, Trustees of The Ray Allen Kinney Family Trust, 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.

Darlene K Ainsworth  
Notary Public for the State of AZ  
Residing at: Phoenix AZ  
Commission Expires: 08/12/17

