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Recording Requested By:  
Michael A. Sanders

01/24/2017 11:29:24 AM

Fee: \$47.00

When recorded mail and  
send tax statements to:  
PD Investment Group, LLC  
Attn: Ryan Pettitt  
PO Box 103  
Marylhurst, Oregon 97036

APN: R117625

Prior Instrument Number: Vol M05 Page 01944-45

### Warranty Deed

For good and valuable consideration of Two Thousand Seven Hundred Dollars (\$2,700.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Michael A. Sanders (GRANTOR), does hereby convey to PD Investment Group (GRANTEE), Limited Liability Corporation, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

The Real Property more particularly described as:  
Township 38 Range 14, Block Section 5,  
Tract S1/2 NE1/4 SE1/4 NE1/4 SE1/4 NE1/4  
Being approximately 15 acres

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

### Signature Page to Follow

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING THE 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 THE 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: 1/18/17

BY: Michael A. Sanders  
Michael A. Sanders

STATE OF Oregon )  
 ) ss.  
COUNTY OF Cook )

On January 18, 2017, before me, the undersigned Notary Public, personally appeared Michael A. Sanders, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 8/30/19

Notary Public

[Signature]

