



00199275201700016810020022

02/17/2017 08:22:15 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Landsmart Properties, LLC
3800 Bridgeport Way W, Ste. A-527
University Place, WA 98466

SEND TAX STATEMENTS TO:

Landsmart Properties, LLC
3800 Bridgeport Way W, Ste. A-527
University Place, WA 98466

WARRANTY DEED

MARGARET A. BELLAK, as Trustee, or any successor Trustee, under that certain Declaration of Trust named MARGARET A. BELLAK FAMILY TRUST, created by MARGARET A. BELLAK, as Trustor, Dated January 12, 2001 ("Grantor"), conveys and warrants to Landsmart Properties, LLC a Washington State Limited Liability Company ("Grantee"), the following described real property (the "Property") situated in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein:

The East 1/2 of the South East 1/4 of the North West 1/4 of the South East 1/4 of Section 13 Township 35 South, Range 12 East of the Willamette meridian, consisting of five acres, more or less.

Map#: R-3512-01300-02800-000

The true consideration for this conveyance is \$1125 (One Thousand One Hundred Twenty-Five Dollars).

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

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

17 day of January, 2017
DATED this ~~17~~ day of ~~January~~, 2017. MAB

Margaret A. Bellak
Grantor
JAS Trustee

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} ss.

The foregoing instrument was acknowledged before me on this 17th day of January, 2017, by Margaret A. Bellak [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Jingyi Wang
Printed Name:



[Signature]
Notary Public in and for the State
of California

My commission expires: April, 2017