

2017-004098

Klamath County, Oregon

04/19/2017 02:34:00 PM

Fee: \$47.00

After recording please return to:

PY Properties LLC

3057 Nutley St. Suite 334

Fairfax, Virginia

Mail tax statements to above:

File No.: KLA21167

STATUTORY WARRANTY DEED

Peggy L. Dupont & Carolyn S. Baker,
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:

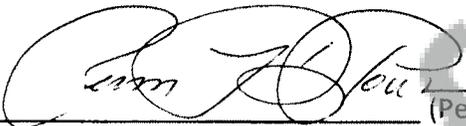
Klamath Falls Forest Estates Hwy 66 Plat #1, Block 16, Lot 61

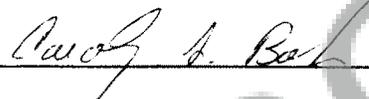
The true and actual consideration for this conveyance is **\$3,000.**

TO HAVE AND TO HOLD, all and singular the same together with the appurtenances unto Grantee, and Grantee's successors and assigns forever.

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, in 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 14th day of APRIL, 2017

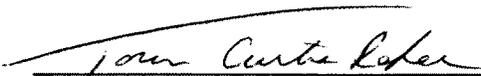
x  (Peggy L. Dupont)

x  (Carolyn S. Baker)

State of OREGON

County of CLACKAMAS

The foregoing instrument was acknowledged on 14th day of APRIL, 2017 before me, TORIN CURTIS ROHER, personally appeared Peggy L. Dupont & Carolyn S. Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.





Notary Public for the State of: OREGON

Residing at: 2293 Michael Drive, West Linn OR 97068

My commission expires: 9-1-2020