



2017-005237

Klamath County, Oregon

05/12/2017 11:30:03 AM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Jay A Musil and Nancee A Musil

PO Box 1150

Valley Springs, CA 95252

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

Jay A Musil and Nancee A Musil

PO Box 1150

Valley Springs, CA 95252

File No. 169422AM

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### STATUTORY WARRANTY DEED

**Dream Big Land LLC, a Missouri Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Jay A Musil and Nancee A Musil, as Tenants by the Entirety,**

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 3, Block 8, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$12,100.00**.

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 10 day of MAY, 2017

Dream Big Land LLC

By: Joe McCall, MEMBER  
Joe McCall, Member

By: Matt Bills, member  
Matt Bills, Member

By: Carol Bills, member  
Carol Bills, Member

State of MISSOURI } ss  
County of ST. LOUIS }

On this 10<sup>th</sup> day of May, 2017, before me, JAMES B. GOULD, a Notary Public in and for said state, personally appeared Joe McCall, Matt Bills and Carol Bills known or identified to me to be the Members in the Limited Liability Company known as Dream Big Land LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

James B. Gould  
Notary Public for the State of MISSOURI  
Residing at: ST. LOUIS, MISSOURI  
Commission Expires: 06-18-2019

