

2017-007132

Klamath County, Oregon

06/29/2017 11:08:00 AM

Fee: \$47.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Frontier Equity Properties
10810 N Tatum Blvd Suite #102 - 817
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S),

- Danny J. Yarborough, 2121 WYNBOURNE DR. GASTONIA, NC 28056.

for and in consideration of: Two Thousand, One Hundred and Twenty-Five Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Frontier Equity Properties, LLC an Arizona Limited Liability Company with a mailing address of 10810 N Tatum Blvd Suite #102 - 817 Phoenix, AZ 85028,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID

Recorder:Legal Description

The S1/2 of the NE1/4 of the SE1/4 of the NW1/4 of Section
R-3711-00200-02500-000 2, Township 37 South, Range 11 East of the Willamette
Meridian, Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 6/21/17

Danny J. Yarborough

DANNY J. YARBOROUGH
2121 WYNBOURNE DR. GASTONIA, NC
28056

Grantor Signatures:

DATED: _____

2121 WYNBOURNE DR. GASTONIA, NC
28056

STATE OF North Carolina
COUNTY OF Gaston, ss:

This instrument was acknowledged before me on this 21 day of June, 2017
by Danny J. Yarborough.

Brandy L. Griffin

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires Sept. 19, 2017

