

**2017-009136**

**Klamath County, Oregon**

**08/14/2017 01:12:00 PM**

**Fee: \$52.00**

After recording please return to:

**PY Properties LLC**

**3057 Nutley St. Suite 334**

**Fairfax, Virginia 22031**

**Mail tax statements to above:**

**File No.: KLA22160**

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## **STATUTORY WARRANTY DEED**

**Evelyn J. Thompson,**

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 #4, Block 116, Lot 17**

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 12 day of Aug, 21 2017

x Evelyn J. Thompson (Evelyn J. Thompson)

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged on \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared Evelyn J. Thompson, 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.

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

Notary Public for the State of: \_\_\_\_\_

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

# Certificate of Acknowledgement of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

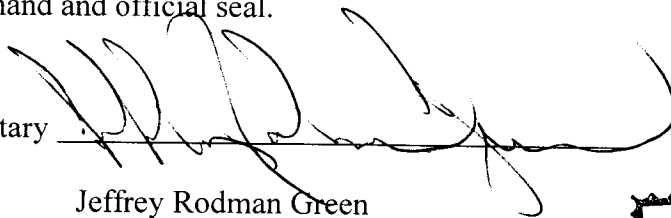
State of California,  
County of San Bernardino

On this August 12, 2017, before me Jeffrey Rodman Green, Notary Public, personally appeared **Evelyn J. Thompson**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

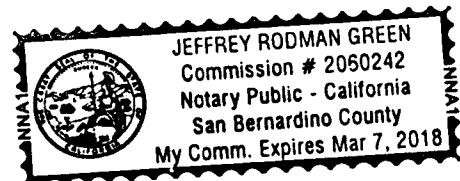
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary



Jeffrey Rodman Green  
My Commission Expires 03/07/2018



DESCRIPTION OF DOCUMENT IN THIS NOTARIAL CERTIFICATE IS BEING ATTACHED TO:

|  |                                |
|--|--------------------------------|
| Type/Title   | <u>Statutory Warranty Deed</u> |
| Date of Document   | <u>08/12/2017</u>              |
| Number of Pages  | <u>2</u>                       |
| Add'l Signers (other than those named in the Notarial certificate) | <u></u>                        |