

2017-009375

Klamath County, Oregon



00208740201700093750020029

Recording Requested By:
Wesley N. Tilton

08/21/2017 08:59:42 AM

Fee: \$47.00

When recorded mail to:
Harris Land and Timber company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

Mail Tax Statements To:
Harris Land and Timber Company
LLC 154 Rainbow Drive #5462
Livingston, TX 77399

APN: R-3513-03100-02900-000

Prior Instrument Number: N/A

Warranty Deed

For good and valuable consideration of \$2,500, the receipt and sufficiency of which is hereby acknowledged, I or we, Wesley N. Tilton, an, (GRANTOR), does hereby convey to Harris Land and Timber company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

The West 1/2 of The West 1/2 of the South East 1/4 of the South East 1/4 of Section 31, Township 35, South Range 13 East Willamette Meridian Consisting of ten acres more or less. Excluding ther from the Easterly 30 Feet as a non-exclusive easement for ingress and egress.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

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: 8/11/17

BY: WNT/a
Wesley N. Tilton

STATE OF California)
) ss.
COUNTY OF Orange)

On 8.11.17, before me, the undersigned Notary Public, personally appeared Wesley Tilton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Carrie Catherine Loranger

My Commission Expires: 11.4.2020

Notary Public

