



THIS SPACE RESERVED FOR R

2017-009740
Klamath County, Oregon
08/29/2017 02:15:00 PM
Fee: \$47.00

After recording return to:

Kristina Harms

PO Box 5243

Klamath Falls, OR 97601

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

Kristina Harms

PO Box 5243

Klamath Falls, OR 97601

File No. 185785AM

STATUTORY WARRANTY DEED

Mountain Prime 2016, LLC,

Grantor(s), hereby convey and warrant to

Kristina Harms,

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:

The Easterly 1/2 of Lots 9 and 10 of Block 32, of West Klamath, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$114,500.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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.

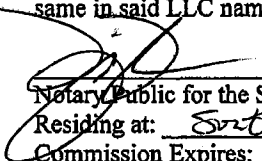
Dated this 24day of August, 2017.

Mountain Prime 2016 LLC


Kelly Heitz, Manager

State of UTAH } ss
County of Wasatch }

On this 24 day of August, 2017, before me, RHETT J. REISBECK a Notary Public in and for said state, personally appeared Kelly Heitz, Manager known or identified to me to be the Manager in the Limited Liability Company known as Mountain Prime 2016, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.


Notary Public for the State of UTAH
Residing at: Santa Monica, UT
Commission Expires: 6/11/20

