



THIS SPACE RESERVED FOR R

2017-011072

Klamath County, Oregon

09/29/2017 11:56:00 AM

Fee: \$47.00

After recording return to:

Stefan Savides

7901 Washburn Way

Klamath Falls, OR 97603

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

Stefan Savides

7901 Washburn Way

Klamath Falls, OR 97603

File No. 193590AM

STATUTORY WARRANTY DEED

Blue Sky Investment LLC, a Delaware Limited Liability Compnay, who acquired title as Blue Sky Investment LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Stefan Savides,

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:

Beginning at the Southeast corner of Lot 6, Block 27, Hot Springs Addition to the City of Klamath Falls, Oregon; running thence Northwesterly parallel with Eldorado Avenue 50 feet to the Northeast corner of said Lot 6; running thence Southwesterly on the line between Lots 5 and 6 of said Block, 70 feet to a point on said line, thence Southeasterly parallel with Eldorado Avenue 50 feet to the Earle Street; thence Northeasterly parallel with Earle Street 70 feet to the point of beginning, being the front 70 feet of said Lot 6, Block 27 Hot Springs Addition to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$125,000.00.**

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 29th day of September, 2017

Blue Sky Investment LLC, a Delaware Limited Liability Company

By: _____

Greg Felder, Member

State of Oregon } ss
County of Klamath }

On this 29th day of September, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Greg Felder, Member of Blue Sky Investment LLC, an Oregon Limited Liability Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

