

2017-013990

Klamath County, Oregon

Returned at Counter



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12/08/2017 09:43:51 AM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Forceten Properties, LLC  
5305 Hilldale Street  
Klamath Falls, OR 97603

Grantor  
John F. Morehouse  
5305 Hilldale Street  
Klamath Falls, OR 97603

Grantee  
Forceten Properties, LLC  
5305 Hilldale Street  
Klamath Falls, OR 97603

## - WARRANTY DEED -

John F. Morehouse, Grantor, conveys and warrants to Forceten Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

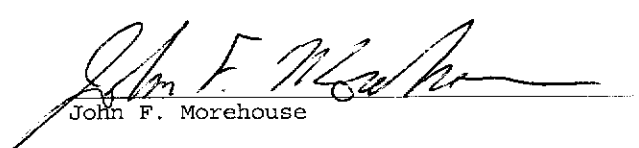
Lot 1 in Block 1 of Eastmount, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All liens, restrictions and encumbrances of record and those apparent upon the land taxes and assessments.

The true and actual consideration for this transfer is capital contribution.

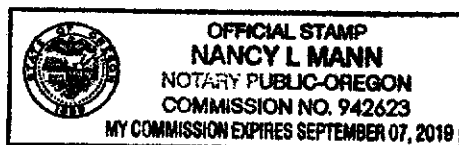
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

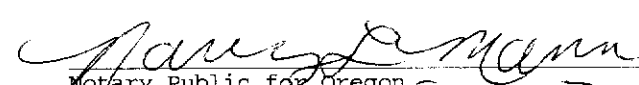
Dated December 7, 2017.

  
John F. Morehouse

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on December 7, 2017 by John F. Morehouse.



  
Notary Public for Oregon  
My Commission expires: 9-7-17