



THIS SPACE RESERVED FOR RECORD

**2018-000161**  
**Klamath County, Oregon**  
01/04/2018 01:19:01 PM  
Fee: \$47.00

After recording return to:

Manuel Mendonca

4957 Fairhaven Street

Klamath Falls, OR 97601

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

Manuel Mendonca

4957 Fairhaven Street

Klamath Falls, OR 97601

File No. 211027AM

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**STATUTORY WARRANTY DEED**

**Further 2 Development, LLC,**

Grantor(s), hereby convey and warrant to

**Manuel Mendonca,**

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:

**Lots 5 and 6 Block 35 of VACATED WEST KLAMATH by Commissioner Journal dated May 18, 1933 in Book 101, page 59 lying North of the South line of the SE1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3908-013AD-02600-000

R496378

The true and actual consideration for this conveyance is \$119,000.00.

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:

Return to:  **AmeriTitle**

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 21 day of December, 2017.

Further 2 Development, LLC

By: [Signature]  
Erik Sten, President

State of ~~Oregon~~ <sup>Washington</sup> ss  
County of ~~Snohomish~~

On this 21 day of December, 2017, before me, a Notary Public in and for said state, personally appeared Erik Sten known or identified to me to be the President in the Limited Liability Company known as Further 2 Development, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Tana McCoy  
Notary Public for the State of Oregon  
Commission Expires: 9/9/2020

