

**After Recording, Return to:**

Leanne M. Bowker, Esq.  
Harris & Bowker LLP  
10300 SW Greenburg Road, Suite 530  
Portland, OR 97223-5486

**2018-000370**

**Klamath County, Oregon**

**01/10/2018 10:58:01 AM**

**Fee: \$47.00**

**Send Tax Statements to:**

Mile High Enterprises LLC  
2417 SW Canby Court  
Portland, OR 97219

**STATUTORY WARRANTY DEED**

Gary D. Shipley, Grantor, conveys and warrants to Mile High Enterprises LLC, an Oregon Limited Liability Company, Grantee, all of Grantor's right, title and interest in and to the real property and improvements commonly known as 18619 Diamond Peak Drive, Crescent Lake, Oregon and more particularly described as follows:

Lot 12 in Block 2 of tract 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID #R10730

Map Tax Lot #R-2407-007A0-06000-000

Subject to all encumbrances of record.


The true consideration for this conveyance is \$0.00. Grantor is funding his Oregon limited liability company.

Any and all liabilities and/or obligations of Grantor to Grantee, and Grantee's heirs, successors and assigns, under the warranties and covenants contained in this deed or provided by law, shall be limited solely to the amount, nature and terms of any indemnification provided to Grantor under any title insurance policy issued for the benefit of and protecting Grantor, and Grantor shall have no liability or obligation to Grantee, and Grantee's heirs, successors and assigns, except to the extent that indemnity for such liability or obligation is provided to Grantor under any such title policy.

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

DATED this 19th day of December, 2017.

STATE OF OREGON )  
 ) ss.  
County of Multnomah )



**OFFICIAL STAMP**  
**JASON ALLEN SHARP**  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 942399  
 MY COMMISSION EXPIRES SEPTEMBER 21, 2019

Notary Public for Oregon  
My Commission Expires: September 21<sup>st</sup> 2019