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2018-000586

Klamath County, Oregon

01/16/2018 03:36:01 PM

Fee: \$42.00

Sunset Real Estate Investments LLC
 3961 W. Hearn Rd.
 Phoenix AZ 85053

Grantor's Name and Address

Affordable Land LLC
 15731 SW Oberst Ln PB 1148
 Sherwood Oregon 97140

Grantee's Name and Address

After recording, return to (Name and Address):
 Affordable Land LLC
 15731 SW Oberst Ln PB 1148
 Sherwood Oregon 97140

Until requested otherwise, send all tax statements to (Name and Address):
 Affordable Land LLC
 15731 SW Oberst Ln PB 1148
 Sherwood Oregon 97140

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

*** Sunset Real Estate Investments LLC ***
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
 *** Affordable Land LLC, an Oregon Limited Liability Company,
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

R468657 R-3811-016D0-00800-000 Lot 11 Block 58, Klamath Falls Forest
 Estates Hwy 66, Plat 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,750.00. ^① However, the
~~actual consideration consists of or includes other property or value given or promised which is~~ ☐ the whole ☐ part of the (indicate
~~which) consideration.~~ ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on (x) Date 12/29/17; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

Steven Terp

STATE OF ~~OREGON~~ ARIZONA, County of Maricopa) ss.

This instrument was acknowledged before me on _____
 by _____

This instrument was acknowledged before me on (x) Date 12/29/17
 by Steven Terp
 as Member
 of Sunset Real Estate Investments LLC



Uriel Kaykov
 Notary Public
 Maricopa County, Arizona
 My Comm. Expires 01-14-19

Notary Public for ~~Oregon~~ ArizonaMy commission expires 1/14/19