

AmeriTitle  
MTC 213679 AM

2018-001527  
Klamath County, Oregon  
02/07/2018 11:24:01 AM  
Fee: \$47.00



After recording return to:  
Patrick Comiskey  
535 Royal Manor Road  
Easton, PA 18042

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Patrick Comiskey  
535 Royal Manor Road  
Easton, PA 18042

File No.: 4260-2990490 (RB)  
Date: January 22, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Landsmart Properties, LLC, a Washington limited liability company**, Grantor, conveys and warrants to **Patrick Comiskey**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The N1/2 of the NE1/4 of the SE1/4, of Section 33, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$7,500.00**. (Here comply with requirements of ORS 93.030)

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 5 day of February, 20 18

Landsmart Properties, LLC, a Washington limited liability company

By: [Signature]

Name: Kevin Miles

Title: Manager

By: [Signature]

Name: Luzvisminda Miles

Title: Manager

STATE OF Washington

County of Pierce



This instrument was acknowledged before me on this 5 day of February, 20 18 by Kevin Miles and Luzvisminda Miles as Manager of Landsmart Properties, LLC, on behalf of the limited liability company.

[Signature]  
Kelsey A. Keely  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 3/15/2021