

2018-001527

Klamath County, Oregon

02/07/2018 11:24:01 AM

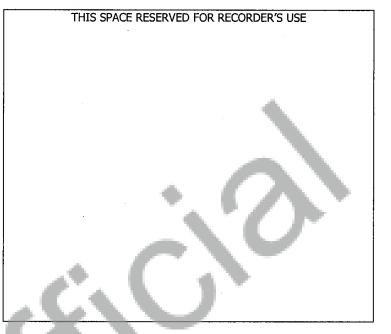
Fee: \$47.00



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



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:

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 +elo	wary	, 20	
Landsmart Properties, LLC, a Washing liability company	gton limited		
By: Marie Miles	71.		
Name: Kevin Miles Title: Manage r	"		
By: Mules	2)]
Name: Luzvisminda Miles Title: Manager		SEY A	
		NOTARY	
STATE OF Washinaton County of Pierce))ss.	OF PUBLIC	
County of Pierce)	OF WASHINGE	
This instrument was acknowledged by Kevin Miles and Luzvisminda Miles liability company.	efore me on this s as Manager of Lands	day of Telonusy smart Properties, LLC,	on behalf of the limited
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	Notary Public i My commission	or bregori	
	1 17 COMMISSION	3/15/20	4 1

Page 2 of 2