

2018-001706

Klamath County, Oregon

02/13/2018 10:47:01 AM

Fee: \$57.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:**WHEN RECORDED RETURN TO:**

Best O'Land LLC
10810 N Tatum Blvd Ste 102-856
Phoenix, Arizona, 85028

MAIL TAX STATEMENTS TO:

Best O'Land LLC
10810 N Tatum Blvd Ste 102-856
Phoenix, Arizona, 85028

WARRANTY DEED**THE GRANTOR(S),**

- William Joseph Bryant and Sharon Marie Bryant, a married couple

for and in consideration of: \$3,451.00 grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- Best O'Land LLC, Nora Sanata, Managing Member, 10810 N Tatum Blvd Ste 102-856,
Phoenix, Maricopa County, Arizona, 85028,

the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

That portion of 19, Block 7, Situated North and West of a point E1035 ft. and S415 ft. of the Northwest corner of Said: Lot 19, Block 7, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, Also described as Lot 19A, Block 7, Sycan Unit, as recorded in Klamath County, Oregon. And also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No.80986, Vol. 346, Pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R-3313-02800-03000-000

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. 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.

Grantor Signatures:DATED: 2-12-18DATED: 2/12/2018William J. BryantSharon M. Bryant

William Joseph Bryant

Sharon Marie Bryant

PO Box 968

PO Box 968

Marion, Montana

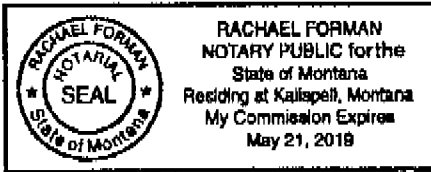
Marion, Montana

59925

59925

STATE OF MONTANA, COUNTY OF FLATHEAD, ss:

This instrument was acknowledged before me on this 12 day of February,
2018 by William Joseph Bryant and Sharon Marie Bryant.



[Signature]
Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires May 21, 2019

Notary Address:

PO Box 7250
Kalispell MT 59904
