



219860 Am

RECORDING REQUESTED BY:



825 NE Multnomah St, Ste 1175
Portland, OR 97232

AFTER RECORDING RETURN TO:

Harris Tornblad
Harris LT LLC
17585 S Clackamas River Dr
Oregon City, OR 97045

SEND TAX STATEMENTS TO:

Same as above

2018-001959

Klamath County, Oregon

02/20/2018 12:09:01 PM

Fee: \$52.00

2452 Eberlein Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

High Peak Investments LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Harris LT LLC, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

The true consideration for this conveyance is Fifty Five Thousand and 00/100. \$55,000.00

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.

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Feb 19, 2018

High Peak Investments LLC

BY: [Signature]

Michael Gruol member manager

State of Oregon

County of Deschutes

This instrument was acknowledged before me on February 14th 2018 by Michael Gruol as Managing Member of High Peak Investments LLC..

[Signature]

Notary Public - State of Oregon

My Commission Expires: Apr 12th 2021

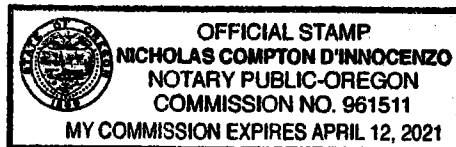


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 in Block 305 of Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.