



2018-002413

Klamath County, Oregon

03/05/2018 11:55:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Harris Land and Timber Company LLC, a Virginia
Limited Liability Company
DBA Country Land Buyers

154 Rainbow Dr #5462

Livingston, TX 77399

Until a change is requested all tax statements shall be sent to the following address:

Harris Land and Timber Company LLC, a Virginia
Limited Liability Company
DBA Country Land Buyers

154 Rainbow Dr #5462

Livingston, TX 77399

File No. 221733AM

STATUTORY WARRANTY DEED

Della Jean Fitzsimmons who acquired title as Della J. Graham,

Grantor(s), hereby convey and warrant to

**Harris Land and Timber Company LLC, a Virginia Limited Liability Company
DBA Country Land Buyers,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Klamath Falls Forest Estates Sycan Unit, the Easterly 1100' m/l of the Northerly 415' m/l of Lot 7, Block 18,
Located in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$1,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 5th day of March, 2018

Della Jean Fitzsimmons
Della Jean Fitzsimmons

State of Oregon } ss
County of Klamath }

On this 5th day of March, 2018, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Della Jean Fitzsimmon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

