

2018-002745

Klamath County, Oregon



00218607201800027450020020

03/13/2018 10:47:56 AM

Fee: \$47.00

Recording Requested By:
Harris Land and Timber Company LLC

When Recorded mail to:
Judith L DeWall
2030 SE Stone St
Corvallis, OR 97333

Mail Tax Statements To:
Judith L DeWall
2030 SE Stone St
Corvallis, OR 97333

APN: R-3511-015C0-01600-000
Prior Instrument Number:

Warranty Deed

For good and valuable consideration of \$2,999, the receipt and sufficiency of which is hereby acknowledged, Harris Land and Timber Company LLC, a Virginia Limited Liability Company, (GRANTOR), does hereby convey to Judith L DeWall and Gary L. DeWall (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 6, Block 5, Oregon Pines, as same as shown on plat filed June 30, 1969 duly recorded in the office of the County recorder of said county.

AKA: 3511 015C0 01600

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

Signature Page to Follow

APN:R-3511-015C0-01600-000

DATED: _____

2/14/18

BY: _____

Luke Harris, Managing Member

STATE OF Virginia)
) ss.

COUNTY OF Montgomery)

On 02/14/2018, before me, the undersigned Notary Public, personally appeared Luke Harris, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 03/31/2021

Alexandra Elizabeth Bryant
Notary Public

Alexandra Elizabeth Bryant
Notary #7718599
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2021