

2018-005237

Klamath County, Oregon

04/30/2018 09:26:02 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Andrew Vaughan

622 McIntire Rd.

Charlottesville, Virginia, 22902

MAIL TAX STATEMENT TO:

Andrew Vaughan

622 McIntire Rd.

Charlottesville, Virginia, 22902

WARRANTY DEED

THE GRANTOR(S),

- Best O'Land LLC, Nora Sanata, Managing Member,

for and in consideration of: \$9,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Andrew Vaughan, 622 McIntire Rd., Charlottesville, Albemarle County, Virginia, 22902,

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

Legal Description:

R-3313-03300-00400-000: S ½ of the E ½ of LOT:6, BLOCK:10 SEC/TWN/RNG/MER:SEC 33 TWN 33 RNG 13 KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 6C, Block 10, Klamath Falls Forest Estates Sycan Unit, ACRES 9.86.

R-3313-02800-03000-000: 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.

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-3313-03300-00400-000; 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: April 23, 2018

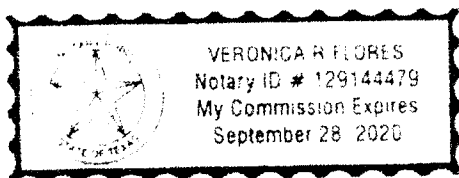
[Signature]

Nora Sanata, Managing Member, on behalf of

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

STATE OF TEXAS, COUNTY OF BEXAR, ss:

This instrument was acknowledged before me on this 23 day of April,
2018 by Nora Sanata, Managing Member, on behalf of Best O'Land LLC.



[Signature]

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires September 28, 2020