



THIS SPACE RESERVED FOR

**2018-007566**

**Klamath County, Oregon**

**06/22/2018 03:12:00 PM**

**Fee: \$87.00**

After recording return to:

Bruce Allen Mathis

1949 Main St Apt 32

Klamath Falls, OR 97601

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

Bruce Allen Mathis

1949 Main St Apt 32

Klamath Falls, OR 97601

File No. 238004AM

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### STATUTORY WARRANTY DEED

**Blue Sky Investment LLC,**

Grantor(s), hereby convey and warrant to

**Bruce Allen Mathis,**

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:

**The following real property situated in Klamath County, Oregon:**

Beginning at a point in the Southeasterly right of way line of the County road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89°59' East 296.4 feet and South 256.9 feet and North 71°00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Government Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South parallel to the West line of Government Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89°34' East a distance of 132.64 feet, more or less, to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Volume 151, page 122, Deed Records of Klamath County, Oregon, as it is now fenced and occupied; thence North 1°23'30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71°00' West a distance of 134.6 feet, more or less, to the point of beginning.

"Subject to a Trust Deed Instrument No: 2014-010316 in favor of George B. Hutchinson, Trustee of the Earthwatcher Loving Trust that the buyer agrees to assume and pay."

The true and actual consideration for this conveyance is \$65,000.00.

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 19 day of June 2018.

Blue Sky Investment LLC

By: [Signature]  
Greg Felder, managing member

State of Oregon} ss  
County of Klamath}

On this 19 day of June, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Greg Felder known or identified to me to be the Managing Member in the Limited Liability Company known as Blue Sky Investments, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. fw

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

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

