BLO   NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY AN

2018-008160
Klamath County, Oregon
07/09/2018 04:09:01 PM
Fee: $82.00

MTC 2428 76AM

Sunset Real Estate Investments LLC
3961 W. Hearn Rd.
Phoenix Arizona 85053
Grantor's Name and Address

Affordable Land LLC
15731 SW Oberst Ln PB 1148
Sherwood Oregon 97140
Grantee's Name and Address

After recording, return to (Name and Address):
Affordable Land LLC
15731 SW Oberst Ln PB 1148
Sherwood Oregon 97140

Until requested otherwise, send all tax statements to (Name and Address):
Affordable Land LLC
15731 SW Oberst Ln PB 1148
Sherwood Oregon 97140

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that _____
*** Sunset Real Estate Investments LLC ***,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by __***___Affordable Land LLC,
an Oregon Limited Liability Company ***_____,
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in __Klamath_____ County, State of Oregon, described as follows *(legal description of property)*:

R389323 Map No. R-3711-021D0-03100-000   Lot 11, Block 15, Klamath
Falls Forest Estates, Highway 66 Unit, Plat No. 1, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____
_____
_____
_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 3,000.00_____. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _(x)_Date:____6-28-18_____; any signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-MINE 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.

x _____
Steven Terp
_____
_____

STATE OF ~~OREGON~~ ARIZONA, County of __Maricopa_____) ss.

This instrument was acknowledged before me on _____,
by _____

This instrument was acknowledged before me on _(x)_Date:___6/28/18_____,
by _____ Steven Terp _____
_____ Member _____
_____ Sunset Real Estate Investments LLC _____

_____Benito Moreau_____
Notary Public for ~~Oregon~~ Arizona
My commission expires x____03-29-2022_____

[Notary seal: BENITO MOREAU, NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA, COM. EXP. 03-29-2022]

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.