



MTC 238187 AM

Greg Felder, Managing Member
Blue Sky Investments, LLC.,

Grantor

Thomas J. Crawford Trustee
Skyler Irrevocable Trust
UAD January 13th, 1999

Grantee

After Recording Return To:

Thoms J. Crawford, Trustee
P.O. Box 1608
Roseburg, Oregon 97470
Send Tax Statements To:

Thomas J. Crawford Trustee
P.O. Box 1608
Roseburg, Oregon 97470

2018-008262

Klamath County, Oregon

07/11/2018 01:38:01 PM

Fee: \$92.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **GREG FELDER**, as Managing Member of Blue Sky Investments, LLC, hereinafter called Grantor, for the consideration hereinafter stated to the Grantor, paid by **THOMAS J. CRAWFORD**, as Trustee of Skyler Irrevocable Trust, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto the said Grantee, its successor and assigns, all of the Grantor's right, title and interest in the following described real property with the tenements, hereditaments and appurtenances hereunto belonging or in aenaeus appertaining, situated in the County of Klamath, Oregon and commonly known as 5603 Harlan Drive, Klamath Falls, Oregon (hereinafter referred to as the "Property") and more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

**** a Delaware Limited Liability Company**

To Have and to Hold the same unto said Grantee, its successors and assigns forever.


Grantee hereby agrees and warrants, that as a part of the consideration of the sale of the Property to them, that Grantee has inspected the Property on his own behalf and in making his decision to purchase the Property, that Grantee is not relying upon any representations, warranties, guarantees or covenants of Grantor or any party acting for Grantor with respect to the condition of the Property, and Grantee explicitly waives any claim on that account. The parties hereto agree that neither Grantor nor any party acting for Grantor has made any such representations, warranties, guarantees or covenants regarding the condition of the Property and that Grantee expressly take the Property **AS IS, WHERE IS AND WITHOUT WARRANTY AS TO THE CONDITION THEREOF, INCLUDING ANY LATENT DEFECTS THEREIN**. This, however, does not detract from, limit or otherwise restrict Grantor's representations, warranties, guarantees or covenants with respect to title.

And the Grantor does hereby covenant to and with the above named Grantee, it's successor and assigns, that Grantor is lawfully seized in fee simple in said Property, that same are free from all encumbrances except for those as set forth in Exhibit A and that Grantor will warrant and forever defend Grantor's interest in said Property 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 conveyance, stated in terms of dollars, is \$50,000.00.

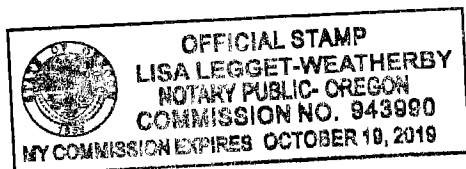
IN WITNESS WHEREOF, the Grantor has executed this instrument this 19 day of June, 2018.

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 17, 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 BY 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.


GREG FELDER, Managing Member
Blue Sky Investments, LLC
Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 19 day of June, 2018, by **GREG FELDER**,
Managing Member, Blue Sky Investments, LLC.
JW



Lisa Legget-Weatherby
Notary Public for Oregon

EXHIBIT 6.1

EXHIBIT "A"

A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66° 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66° 33' West, 102.45 feet to a point; thence North 22° 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70° 37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the point of beginning; thence South 16° 58 1/2' West 309.92 feet to the point of beginning.