

2018-009176

Klamath County, Oregon

08/03/2018 09:11:00 AM

Fee: \$87.00

WHEN RECORDED MAIL TO:

Gannett Management Group, LLC
304 S. Jones Blvd #3035
Las Vegas, Nevada 89107

Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Jack Fuller and Reba Fuller, husband and wife (GRANTOR), does hereby convey to Gannett Management Group, LLC (GRANTEE), a Delaware Limited Liability Company whose address is 304 S. Jones Blvd #3035 Las Vegas, NV 89107, the following described real property situated in Klamath (COUNTY), OR (STATE):

The SW1/4 SW1/4 SE1/4 Section 20, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except the rights of the public in and to that portion of the property lying within the limits of roads and highways. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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, AND 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**

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Dated: 7.11.2018

Grantor Signature:

Jack Fuller
Jack Fuller

Reba Fuller
Reba Fuller

Yerington, NV 89447-9446

Acknowledgment of Individual

STATE OF Nevada

COUNTY OF Lyon

On July 11, 2018, before me, the undersigned Notary Public, personally appeared Jack Fuller and Reba Fuller, husband and wife, 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.

Diana R. York
Notary Public

Printed Name: Diana R. York

My Commission Expires: 8.5.21

Commission # 17-3006-3

