



THIS SPACE RESERVED FOR

2018-010328

Klamath County, Oregon

08/28/2018 12:08:01 PM

Fee: \$87.00

After recording return to:

James Anthony Vannice

30 Hamlet St

Fall River, MA 02724

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

James Anthony Vannice

30 Hamlet St

Fall River, MA 02724

File No. 255098AM

STATUTORY WARRANTY DEED

Gannett Management Group, LLC
a Delaware Limited Liability Company,

Grantor(s), hereby convey and warrant to

James Anthony Vannice,

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 S1/2 of the NW1/4 of the SW1/4 in Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$11,599.20.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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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 25 day of August, 2018

Gannett Management Group LLC, a Delaware limited liability company

By:

Daniel M. Bear
Daniel M. Bear, Managing Member

State of Utah } ss.
County of Carbon }

On this 25 day of August, 2018, before me, Laurie Engle a Notary Public in and for said state, personally appeared Daniel M. Bear, Managing Member of Gannett Management Group, LLC, a Delaware limited liability company known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Laurie Engle
Notary Public for the State of Utah

Residing at: Carbon, Utah

Commission Expires: 01-29-2021

