

2018-011237

Klamath County, Oregon

09/17/2018 12:27:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO: MAIL TAX
STATEMENT TO:
RSGT Investments LLC
8019 W. Grand Parkway S. Ste.1060-347 Richmond, Texas
77407

WARRANTY DEED

THE GRANTOR(S),

- Marlene F. Rutherford, 40 CLAREMONT ST APT 126D, KALISPELL, MT 59901,

for and in consideration of: 600 and other good and valuable consideration grants, bargains, sells,
conveys and warranties to the GRANTEE(S):

- RSGT Investments LLC, a Texas Limited Liability Company with a mailing address of
8019 W. Grand Parkway S. Ste 1060-347, Richmond, TX
77407,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the
Northeast Quarter of Section Twenty-Three, Township Thirty-Five South, Range Eleven
East, Willamette Base and Meridian

Subject To an easement for ingress and egress, utilities lines, and incidental purposes, over the
Southerly Thirty Feet thereof.

And Further Subject To conditions, restrictions, reservations and easements of record, if any.

R-3511-02300-00400-000

Subject to existing 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 that 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. 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.

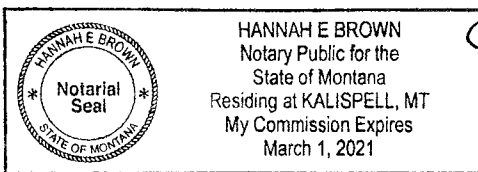
Grantor Signatures:

DATED: ^{11 MR} 09-12-18

Marlene F. Rutherford
Marlene F. Rutherford
40 CLAREMONT ST APT 126D,
KALISPELL, MT 59901

STATE OF Montana COUNTY
OF Flathead, ss:

This instrument was acknowledged before me on this 17th day of September, 18 by
Marlene F. Rutherford.



Hannah E. Brown

Notary Public

Signature of person taking acknowledgment

My commission expires

03/01/2021