

2018-012298

Klamath County, Oregon



00230037201800122980030030

10/08/2018 10:05:32 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

BTBE Capital LLC

P.O. Box 2658

Albany, Oregon, 97321

MAIL TAX STATEMENT TO:

BTBE Capital LLC

P.O. Box 2658

Albany, Oregon, 97321

WARRANTY DEED

THE GRANTOR(S),

- Best O'Land LLC, Nora Sanata, Managing Member,

for and in consideration of: \$4,200.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- BTBE Capital, LLC, Russell Lindberg, Managing Member, P.O. Box 2658, Albany, Linn County, Oregon, 97321,

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

Legal Description:

LOT:14, BLK:18, SEC/TWN/RNG/MER:SEC 24 TWN 33 RNG 13 KLAMATH FALLS FOREST ESTATES SYCAN UNIT, the west 415' of the east 1660' of Lot 14, Block 18, Located in Klamath county, State of Oregon.

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.

Tax Parcel Number: R-3313-02400-01900-000

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: April 25, 2018

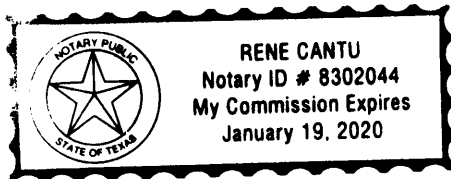
Nora Sanata

Nora Sanata, Managing Member, on behalf of

Best O'Land LLC
10810 N. Tatum Blvd Ste 102-856
Phoenix, Arizona, 85028

STATE OF TEXAS, COUNTY OF BEXAR, ss:

This instrument was acknowledged before me on this 25 day of April,
2018 by Nora Sanata, Managing Member, on behalf of Best O'Land LLC.



Rene Cantu

Notary Public

Signature of person taking acknowledgment

Notary of TEXAS

Title (and Rank)

My commission expires 1-19-20