

**2018-012893**

**Klamath County, Oregon**



00230775201800128930030034

10/23/2018 09:02:44 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

After recording, return to:  
Legacy Land Company LLC  
5115 Excelsior Blvd #370  
St. Louis Park, MN 55416

Until a change is requested,  
all tax statements should be sent to:  
Legacy Land Company LLC  
5115 Excelsior Blvd #370  
St. Louis Park, MN 55416

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## **WARRANTY DEED**

THE GRANTOR(S),

- Steven P. Scruggs and Lourdes Q. Scruggs, Co-Trustees of The Scruggs Family Trust  
dated AUG 28, 2004,

for and in consideration of: \$4,000.00 grants, bargains, sells, conveys and warranties to the  
GRANTEE(S):

- Legacy Land Company LLC, Peter Bonahoom, Member, 5115 Excelsior Blvd #370, St.  
Louis Park, Hennepin County, Minnesota, 55416,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

Klamath Falls Forest Estates, Highway 66 Unit, Plat No 4, Lot 6, Block 108

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.

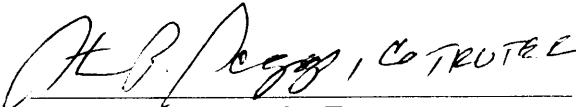
Parcel ID: R-3711-036B0-00300-000

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: 9/29/2018

Steven P. Scruggs and Lourdes Q. Scruggs, Co-Trustees of The Scruggs Family Trust dated AUG 28, 2004

  
Steven P. Scruggs, Co-Trustee

  
Lourdes Q. Scruggs, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF San Diego

On 9-29-18 before me, Laura Fernandez, Notary Public personally appeared Steven P. Scruggs and Lourdes Q. Scruggs, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Notary Seal)  
Signature of Notary Public

