



THIS SPACE RESERVED FOR

2018-013257
Klamath County, Oregon
10/30/2018 12:38:01 PM
Fee: \$87.00

After recording return to:
Dwayne D. Cooper
7401 Short Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Dwayne D. Cooper
7401 Short Road
Klamath Falls, OR 97603
File No. 254777AM

STATUTORY WARRANTY DEED

Blue Sky Investment LLC, a Delaware Limited Liability Company,

Grantor(s), hereby convey and warrant to

Dwayne D. Cooper,

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:

All that part of the fractional SW1/4 of the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North of and 30 feet East of the Southwest corner of the SW1/4 of the NW1/4 Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the East line of the right of way of the State Highway, 195 feet; thence East 110 feet to a fence corner on the West side of an irrigation ditch; thence Southeasterly along said fence on the West side of the said ditch, 224 feet to a fence corner in the North line of the County Road along the South side of the fractional SW1/4 of the NW1/4; thence West along the North line of the road 223 feet to the point of beginning, TOGETHER WITH any land the grantor may own between the aforesaid tract and the ditches along the East and North sides thereof.

LESS AND EXCEPT any portion of the above described property which lies within the U.S.B.R. Canal.

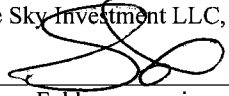
The true and actual consideration for this conveyance is \$139,500.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87

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 29 day of October, 2018.

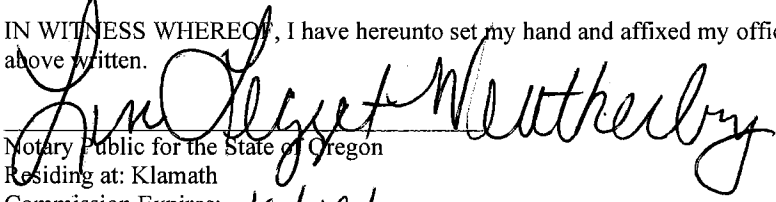
Blue Sky Investment LLC, a Delaware Limited Liability Company

by: 
Greg Felder, managing member

State of Oregon } ss
County of Klamath }

On this 29 day of October, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Greg Felder known or identified to me to be the Managing Member in the Limited Liability Company known as Blue Sky Investment, LLC, a Delaware Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.


Notary Public for the State of Oregon
Residing at: Klamath

Commission Expires: 10/19/19

