

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Blue Sky Investment LLC
314 S. 7th Street, PMB #124
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Bruce Allen Mathis
Po box 1564
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Bruce Allen Mathis
Po box 1564
Klamath Falls OR 97601

2018-013493

Klamath County, Oregon



00231485201800134930020024

11/05/2018 01:40:49 PM

Fee: \$87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BLUE SKY INVESTMENT LLC, a Limited Liability Company of Delaware, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by **BRUCE ALLEN MATHIS**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West 201 feet of the South 125 feet of Lot 2, Block 4, Second Addition to ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT the West 5 feet for the widening of Bisbee Street.

Property ID No.: 546181
Map Tax Lot No. 3909-010DC-00400

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, including, but limited to, that certain Trust Deed wherein Mountain West Investment, LLC, a Delaware Limited Liability Company, is Grantor, AmeriTitle, an Oregon Corporation, is Trustee, and Jerry C. Herrick, Teresa K. Penhall, and Richard Michael Meeker are Beneficiaries, recorded June 11, 2014, as Instrument No. 2014-06183 of the Official Records of Klamath County, Oregon, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$240,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of November, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors. .

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

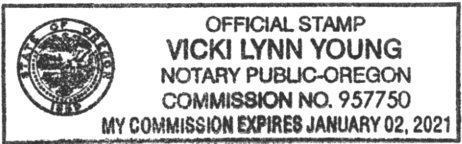
THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

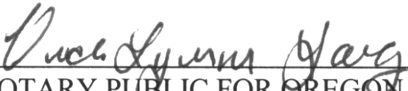
BLUE SKY INVESTMENT, LLC, a
Limited Liability Company of Delaware,
authorized to do business in the
state of Oregon

By: 
Greg Felder, Sole Member

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of Nov.,
2018, by Greg Felder as the Sole Member of Bue Sky Investment LLC, a Limited Liability Company of
Delaware authorized to do business in ithe state of Oregon.




NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-21