

2018-013997

Klamath County, Oregon

11/19/2018 09:06:01 AM

Fee: \$82.00

### WARRANTY DEED

THE GRANTOR, **SAND AND GRASS, LLC**, a Texas limited liability Company, for and in consideration of One Dollar (\$1.00) grants, bargains, sells, conveys and warrants to the GRANTEE, Big Bear Property Group, with a tax mailing address of P.O. Box 886, Conway, AR 72034, the following described real estate situated in the County of Klamath, State of Oregon:

Lots 30 in Block 16 of First Addition of Klamath Forest Estates, according to the plat thereof filed in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record that Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXECUTED this 24<sup>th</sup> day of October, 2018.

#### GRANTOR:

**SAND AND GRASS, LLC**  
a Texas limited liability company

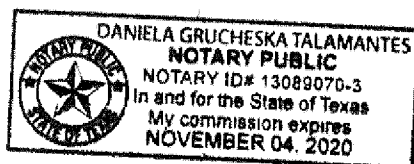
By:   
Name: Roberto Chavez  
Title: Manager

THE STATE OF TEXAS                   §

COUNTY OF EL PASO                   §

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Sand and Grass, LLC, a Texas limited liability company by Roberto Chavez, its Manager, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 24<sup>th</sup> day of October, 2018



  
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NOTARY PUBLIC, State of Texas