

2018-015390

Klamath County, Oregon

12/27/2018 10:20:01 AM

Fee: \$92.00

Recording Requested By:
Jack Montgomery III

When Recorded mail to:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

Mail Tax Statements To:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

APN: R-3511-01700-00800-000
Prior Instrument Number:

Warranty Deed

For good and valuable consideration of \$3,500.00 , the receipt and sufficiency of which is hereby acknowledged, I or we, Jack Montgomery III and Michelle Ann Montgomery , an , (GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in KLAMATH (COUNTY), Oregon (STATE):

The North 1/2 of the North 1/2 of the East 1/2 of the Southeast 1/4 of Section 17, Township 35 South, Range 11 East of the Willamette Meridian, according to the Official Records on file in the Office of the County Recorder of said Klamath County, Oregon.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

Signature Page to Follow

APN:R-3511-01700-00800-000

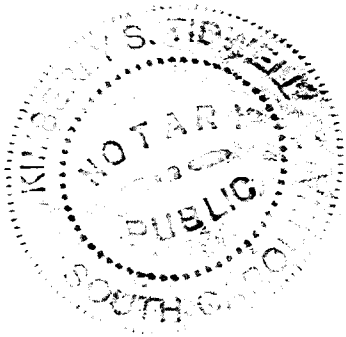
Dated this 18 day of December, 2018.

By: Michelle Ann Montgomery
Michelle Ann Montgomery

STATE OF South Carolina
COUNTY OF Spartanburg

I, Kimberly Tidwell, a Notary Public of the County and State first above written do hereby certify that Michelle Montgomery personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

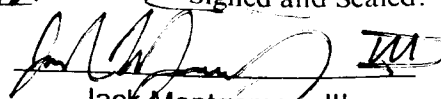
WITNESS my hand and official seal, this 18 day of Dec., 2018.



Kimberly S. Tidwell
Notary Public Spartb, County, SC
My commission expire: 03-28
Acting in Spartb, County, SC

Dated this 18 day of December, 2018.

Signed and Sealed:

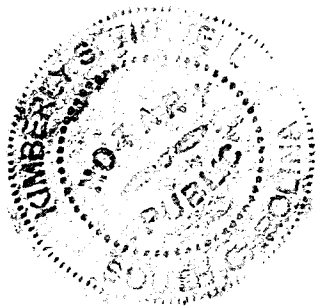

Jack Montgomery III

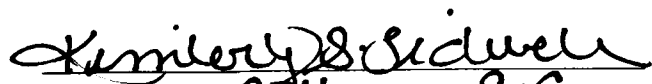
STATE OF SOUTH Carolina

COUNTY OF Spartanburg

I, Kimberly Tidwell, a Notary Public of the County and State first above written do hereby certify that Jack Montgomery III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 18 day of Dec., 2018.




Notary Public Sptb, County, S.C.
My commission expire: 8-3-28
Acting in Sptb, County, S.C.