



THIS SPACE RESERVED FOR

**2019-001243**

**Klamath County, Oregon**

**02/08/2019 01:27:01 PM**

**Fee: \$87.00**

After recording return to:

Aurille G. Audis and Lowell E. Audis

PO Box 302

Chino Valley, AZ 86323

Until a change is requested all tax statements shall be sent to the following address:

Aurille G. Audis and Lowell E. Audis

PO Box 302

Chino Valley, AZ 86323

File No. 276005AM

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**STATUTORY WARRANTY DEED**

**Harris Land and Timber Company LLC, a Virginia Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Aurille G. Audis and Lowell E. Audis, as Tenants by the Entirety,**

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:

**Lot 32 in Block 2 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$5,000.00.

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:

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 6<sup>th</sup> day of FEB, 2019.

Harris Land and Timber Company LLC, a Virginia Limited Liability Company

By: [Signature]  
Luke Harris, Member

State of VIRGINIA } ss  
County of FLOYD }

On this 6<sup>th</sup> day of FEB, 2019, before me, John D. Atkinson a Notary Public in and for said state, personally appeared Luke Harris, Member of Harris Land and Timber Company, LLC, a Virginia Limited Liability Company known or identified to me to be a Member in the Limited Liability Company known as 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.

[Signature]  
Notary Public for the State of VIRGINIA  
Residing at: 470 LEANOR ST ROCKY MOUNT VA 24151  
Commission Expires: 21 Jan 2023

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC JOHN D. ATKINSON REGISTRATION #271527 MY COMMISSION EXPIRES: JANUARY 31, 2023
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