

**2019-001691**

**Klamath County, Oregon**

02/22/2019 02:42:00 PM

Fee: \$92.00

After Recording, Return to:  
**Blue Ocean Partners, LLC**  
501 S Cherry St  
Suite 1100  
Denver, CO 80246

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

**Blue Ocean Partners, LLC**  
501 S Cherry St  
Suite 1100  
Denver, CO 80246

**WARRANTY DEED**

**Michael Farmer and Sherry Farmer**, with an address of 1410 Florence Ln, Grants Pass, OR 97527 ("Grantor"), conveys and warrants to **Blue Ocean Partners, LLC**, a Wyoming Limited Liability Company, whose address is 412 N Main Street, Suite 100, Buffalo, WY 82834 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:  
Land in Klamath County, Oregon, described more particularly as follows:

**SEE ATTACHED AND INCORPORATED EXHIBIT 'A'**

The true consideration for this conveyance is \$10.00, and other good and valuable consideration.

This property is free of liens and encumbrances, EXCEPT: None.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 28th day of January, 2019.

By:   
Name: Michael Farmer

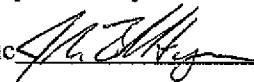
By:   
Name: Sherry Farmer

State of Idaho )

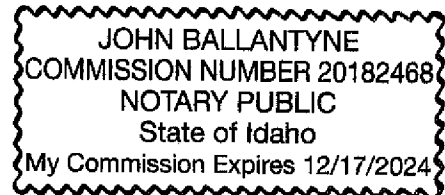
) ss:

County of Ada )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of February, 2019, by Michael Farmer and Sherry Farmer, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Notary Public 

My Commission Expires: 12-17-2024



**EXHIBIT 'A'**

**Oregon Pines Block 18 Lots 5 and 6**