

2019-001839

Klamath County, Oregon

02/28/2019 10:47:01 AM

Fee: \$102.00

Recording Requested By:

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: R390311

Prior Instrument Number:

Warranty Deed

For good and valuable consideration of \$2,500.00, the receipt and sufficiency of which is hereby acknowledged, I or we, Glen L. Fronabarger and Theresa B. Fronabarger, an , (GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), OR (STATE):

Lot 31, Block 11 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in 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:R390311

Dated this 27 day of February, 2019.

By: Theresa B. Fronabarger
Theresa B. Fronabarger

STATE OF California

COUNTY OF San Diego

Almed Almed a Notary Public of the County and State first above written do hereby certify that Theresa Fronabarger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 27th day of February 2019.

Please see
attached for
Notary Stamp

Almed Almed
Notary Public _____, County, San Diego
My commission expire: 12/23/2021
Acting in CA, County, San Diego



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

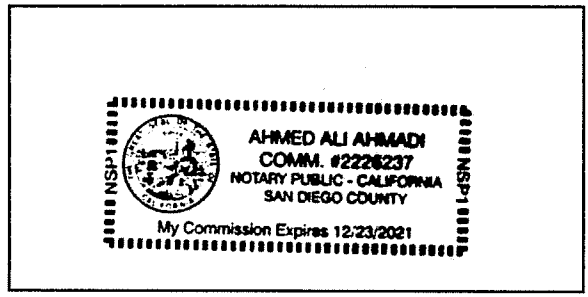
County of San Diego

On 02/27/19 before me, Ahmed Ahmadi, Notary (here insert name and title of the officer),

personally appeared Theresa Beatrice Fronabarger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

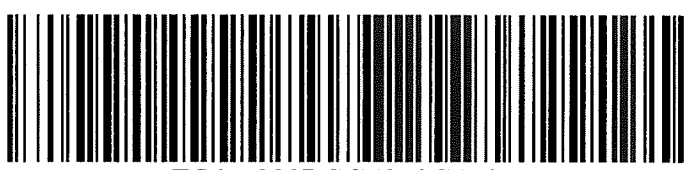
Signature [Handwritten Signature]

For Bank Purposes Only

Description of Attached Document
Type or Title of Document Warranty Deed

Document Date 02/27/19 Number of Pages 1

Signer(s) Other Than Named Above N/A



Dated this 27 day of FEBRUARY, 2019.

Signed and Sealed:

Glen L. Fronabarger
Glen L. Fronabarger

STATE OF California

COUNTY OF San Diego

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

WITNESS my hand and official seal, this 27th day of February, 2019

please see
attached for
notary stamp

Ahmed Ahmed
Notary Public _____, County, _____
My commission expire: 12/23/2021
Acting in CA, County, San Diego



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

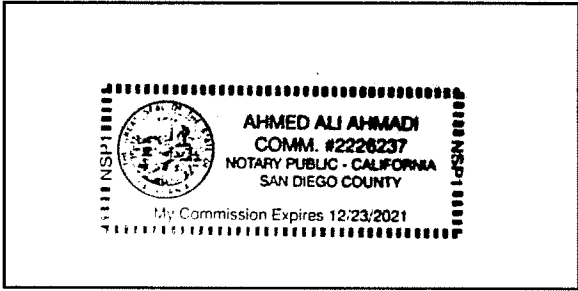
State of California

County of San Diego

On 02/27/19 before me, Ahmed Ali Ahmadi, Notary (here insert name and title of the officer),

personally appeared Glen Lavan Fronabarger Jr.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature Ahmed Ali Ahmadi
WITNESS my hand and official seal.

For Bank Purposes Only

Description of Attached Document
Type or Title of Document ~~Grant~~ Warranty Deed

Document Date 02/27/19 Number of Pages 1

Signer(s) Other Than Named Above N/A

