

2019-001926

Klamath County, Oregon

03/01/2019 02:26:01 PM

Fee: \$87.00

Recording Requested by: (Grantor)

Edward G. Robinson

PO Box 144

Beatty, OR 976210144

When recorded mail to: (Grantee)

Vacant Land Guys, LLC

7720 NE Hwy 99 D 626

Vancouver, WA 98665

Send all tax statements to:

Vacant Land Guys LLC

7720 NE Hwy 99 D626

Vancouver WA 98665

APN: R-3711-017A0-00900-000

Prior Instrument Number:

WARRANTY DEED

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I, Edward G. Robinson, (GRANTOR), does hereby convey to Vacant Land Guys LLC (GRANTEE), A Washington Limited Liability Company, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

SEC 17 TWN 37 RNG 11 Klamath Falls Forest Estates, Highway 66, Plat 1, Block 05, Lot 17

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 PERSONS RIGHTS, IF ANY, UNDER ORS 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

DATED: Feb 26 2019

BY: Edward G. Robinson
Edward G. Robinson

STATE OF Nevada)
) ss.
COUNTY OF Nye)

On February 26, 2019, before me, the undersigned Notary Public, personally appeared Edward Robinson, personally known to me (or 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.

WITNESS my hand and official seal.

Nakia D. Celius

My Commission Expires: July 15, 2020

Notary Public

