

2019-002008

Klamath County, Oregon

03/05/2019 02:03:01 PM

Fee: \$87.00

WHEN RECORDED RETURN & MAIL TAXES TO:

Jason Lamb and Kayla Lamb
95285 Hwy 99 W
Junction City, OR 97448

Warranty Deed

For good and valuable consideration of Twenty Thousand Nine Hundred and Ninety Nine Dollars (\$20,999.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Gannett Management Group, LLC (GRANTOR), a Delaware Limited Liability Company whose address is 299 S. Main St. #1300-91703 Salt Lake City, UT 84111, does hereby convey to Jason Lamb and Kayla Lamb, Joint with Right of Survivorship (GRANTEE), whose mailing address is 95285 Hwy 99 W Junction City, OR 97448 the following described real property situated in Klamath (COUNTY), Oregon (STATE):

NE1/4 NW1/4 and the NW1/4 NW1/4 of Section 20, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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.

Signature Page to Follow

Page 2 - Warranty Deed

Dated: 3/4/2019

Grantor Signature:

Daniel Bear
Gannett Management Group, LLC
By Daniel Bear, Managing Member

STATE OF Utah)

COUNTY OF Carbon)

The foregoing instrument was acknowledged before me this 4 day of March, 2019
by Daniel Bear

My Commission Expires:

April 7, 2020

Brandy Hreinson
Notary Public

[SEAL]

