

**2019-002398**

Klamath County, Oregon



00236970201900023980030035

03/15/2019 09:25:58 AM

Fee: \$92.00

After recording, return to:

PLR Holdings LLC  
PO Box 5963  
Bend, OR 97708

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

PLR Holdings LLC  
PO Box 5963  
Bend, OR 97708

**WARRANTY DEED**  
Under ORS 93.850

The grantor,

Carrie Newton  
8235 Silent Cedars Drive  
Houston, TX 77095

for the true and actual consideration of \$2,600  
Two thousand six hundred dollars

CONVEYS AND WARRANTS to the grantee,

PLR Holdings LLC, an Oregon Limited Liability Company  
PO Box 5963  
Bend, OR 97708

the following described real property in the county of Klamath, State of Oregon, free of  
encumbrances, except as specifically set forth herein:

Block 20, Lot 01, Sprague River Valley Acres, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon

Property ID: 361441

MapTaxLot: 3613-006C0-01300

Source of Title:

Being the same property conveyed by grant deed from Montemar Associates, Ltd. to Carrie Newton, recorded July 29, 2015 as document 2015-008459 in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year (this year) and thereafter.

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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 6<sup>th</sup> day of March, 20 19, in the presence of:

Carrie L. Newton  
Signature

Carrie L. Newton  
Print name

Granter  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Texas

COUNTY OF Harris

On this 6<sup>th</sup> day of March, before me, Notary Public in and for said  
state, personally appeared Carrie L. Newton

identified to be the person whose name is subscribed to the within instrument, and who  
acknowledged to me CRG freely executed the same.

Signature: Cassandra R. Gatlin

Print Name: Cassandra R. Gatlin

Title: Notary Public

My commission expires: March 26, 2019

(NOTARY SEAL)

