

2019-002716

Klamath County, Oregon

03/22/2019 10:20:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Land Duo, LLC
5448 Apex Peakway, STE 107
Apex, NC 27502

WARRANTY DEED

THE GRANTOR(S),

- James Clay Walls, PO Box 203, Silver Creek, WA 98585-0203,

for the true and actual consideration of \$2500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- The Land Duo, LLC, a North Carolina Limited Liability Company with a mailing address of 5448 Apex Peakway, STE 107, Apex, NC 27502, the following described real estate, situated in the County of Klamath, State of Oregon:

Lots 19, 20, and 21 of Block 6, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Subject to existing 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 that 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. 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.

Grantor Signatures:

DATED:

3/21/2019

James Clay Walls

Grantor Signatures:

DATED:

STATE OF Washington COUNTY
OF Lewis, ss:

This instrument was acknowledged before me on this 21st day of March, 19 by
James Clay Walls



Alan R. Browning
Notary Public

Signature of person taking acknowledgment

Alan R. Browning, Notary Public
Title (and Rank)

My commission expires 8-27-2021