

**2019-003335****Klamath County, Oregon**

03/26/2019 02:25:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
 MAIL TAX STATEMENT TO:  
 Harris Land and Timber Company LLC  
 154 Rainbow Drive suite 5462  
 Livingston, TX 77399

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**WARRANTY DEED**

THE GRANTOR(S),

- Bruce J. Yomtob, 41641 ROAD 600 , AHWAHNEE, CA 93601,

for and in consideration of: \$2400 and other good and valuable consideration grants,  
 bargains, sells, conveys and warranties to the GRANTEE(S):

- Harris Land and Timber Company LLC, a Virginia Limited Liability  
 Company with a mailing address of 154 Rainbow Drive suite 5462  
 Livingston TX 77399,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 27, Block 12, Klamath Forest Estates, Sprague River Unit

R262646

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: 3-18-19

Bruce J. Yomtob  
 Bruce J. Yomtob  
 41641 ROAD 600, AHWAHNEE, CA  
 93601

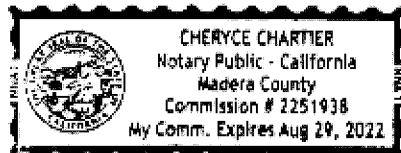
**Grantor Signatures:**

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF California  
 COUNTY OF Madera, ss:

This instrument was acknowledged before me on this 18 day of March, 2019 by Bruce J. Yomtob.



Cheryce Chartier  
 Notary Public

Signature of person taking  
 acknowledgment

Notary Public  
 Title (and Rank)

My commission expires 08-29-2022