

2019-003424

Klamath County, Oregon

03/29/2019 08:42:01 AM

Fee: \$87.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The House Guys, LLC
3750 Hacks Cross Rd, Suite 102-117
Memphis, TN 38125**

WARRANTY DEED

THE GRANTOR(S),

- **MARY JO MC COY, 494 Jonesboro Rd., Piney Flats, TN 37686,**

for and in consideration of: Two Thousand Four Hundred Seventy Five Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- **The House Guys, LLC, a Tennessee Limited Liability Company with a mailing address of 3750 Hacks Cross Rd. Suite 102-117, Memphis, TN 38125,**
the following described real estate, situated in the County of Klamath, State of Oregon:

Klamath Falls Forest Estates Highway 66 Unit Plat 1, Lot 3, Block 1

R382071

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: 3-27-2019

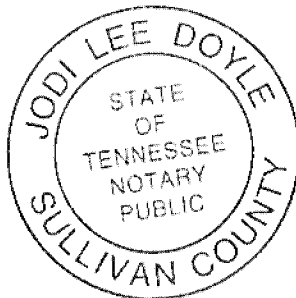
Mary Jo McCoy-Deon
Mary Jo McCoy-Deon, also known as,
Mary Jo Mc Coy Mary Jo McCoy
494 Jonesboro Rd., Piney Flats, TN
37686

Grantor Signatures:

DATED: _____

STATE OF Tennessee
COUNTY OF Sullivan, ss:

This instrument was acknowledged before me on this 20th day of March,
2019 by MARY JO MC COY.



Jodi Doyle

Notary Public
Signature of person taking
acknowledgment

Branch Banker
Title (and Rank)

My commission expires 12-27-22