

2019-003459

Klamath County, Oregon

03/29/2019 01:03:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

McDougal Investment Team

P O Box 886

Conway, AR 72033

WARRANTY DEED

THE GRANTOR(S),

- **Milton O'Neill, 4559 Chloe Lane, MacClenny, Florida 32063**

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

- **McDougal Investment Team, LLC, an Arkansas Limited Liability Company with a mailing address of 905 Robynmar Circle, Conway, AR 72034**

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

OREGON SHORES TRACT 1053 BLK-13 LOT-28

R226062

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: 3/23/2019

Milton O'Neill Jr.

Milton O'Neill Jr. 4559 Chloe lane, MacClenny, Florida 32063

STATE OF FL COUNTY OF Baker, ss:

This instrument was acknowledged before me on this 23 day of March, 2019 by Milton O'Neill Jr.

Jessica Benike

Notary Public Signature of person taking acknowledgment

Vystar Credit Union UMG Title (and Rank)

My commission expires Nov 8, 2022

