

2019-003518

Klamath County, Oregon

04/01/2019 02:09:01 PM

Fee: \$97.00

Recording Requested By:
Edward Gutierrez

When Recorded mail to:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

Mail Tax Statements To:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

APN: 288655

Warranty Deed

For good and valuable consideration of \$2,000.00, the receipt and sufficiency of which is hereby acknowledged I or we, Edward Gutierrez, Judith Gutierrez and

Jannette Murray

(GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

S1/2NW1/4NE1/4 of Section 35, Township 35 South, Range 11, East of the Willamette Meridian.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

APN:288655

Dated this 30 day of 3, 2019.

By: Judith Gutierrez
Judith Gutierrez

STATE OF California

COUNTY OF San Mateo

I, C. Benitez Martinez, a Notary Public of the County and State first above written do hereby certify that Judith Ann Gutierrez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

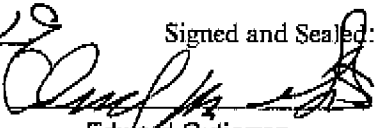
WITNESS my hand and official seal, this 30 day of March, 2019.



C. Benitez
Notary Public California, County, San Mateo
My commission expire: 11/02/2022
Acting in California, County, San Mateo

APN: 288655

2nd fl.

Dated this 30 day of March, 2019 Signed and Sealed:

Edward Gutierrez

STATE OF California

COUNTY OF San Mateo

I, C. Benitez Martinez, a Notary Public of the County and State first above written do hereby certify that Edward M. Gutierrez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 30 day of March, 2019.



C. Benitez
Notary Public California, County, San Mateo
My commission expires: 11/02/2022
Acting in California, County, San Mateo

APN: 288655

Dated this 30 day of March, 2019.

By: Jeanette M. Murray
Jeanette Murray

STATE OF California

COUNTY OF San Mateo

I, C. Benitez Martinez, a Notary Public of the County and State first above written do hereby certify that Jeanette M. Murray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 30 day of March, 2019.



C. Benitez
Notary Public California, County, San Mateo
My commission expire: 11/02/2022
Acting in California, County, San Mateo

APN: 288655