

Return to Amerititle 28 1425 AM

File No.: 19-268686

2019-004137

Klamath County, Oregon

04/18/2019 10:00:21 AM

Fee: \$92.00

<b>Grantor</b>
Legacy Land Company LLC 5115 Excelsior Blvd, #370 Saint Louis Park, MN 55416
<b>Grantee</b>
David Newton 7440 Larchmont Drive North Highlands, CA 95660
<b>After recording return to</b>
David Newton 7440 Larchmont Drive North Highlands, CA 95660
<b>Until requested, all tax statements shall be sent to</b>
David Newton 7440 Larchmont Drive North Highlands, CA 95660 Tax Acct No(s):

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Legacy Land Company LLC, Grantor(s) convey and warrant to David Newton, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$9,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 4<sup>th</sup> day of ~~March~~ <sup>April</sup>, 2019

Legacy Land Company LLC

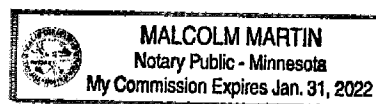
BY: [Signature]

Peter Bonahoom, its manager

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this 4<sup>th</sup> day of ~~March~~ <sup>April</sup>, 2019 by Peter Bonahoom, as manager, of Legacy Land Company LLC, on behalf of the limited liability company.

[Signature]  
Notary Public for ~~Oregon~~ MINNESOTA  
My Commission Expires: 01/31/2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The East half of the East half of Government Lot 3 and that part of Government Lot 2 which lies Northerly and Westerly of the Rimrock in Section 4, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.