

2019-004913

Klamath County, Oregon

05/07/2019 08:42:02 AM

Fee: \$97.00

After Recording Return to:

Wilco LLC

2601 S. Minnesota Ave., Ste 105-222

Sioux Falls, SD 57105

Until a change is requested, please forward all tax statements to:

Wilco LLC

2601 S. Minnesota Ave., Ste 105-222

Sioux Falls, SD 57105

Tax Assessor's Account No. 3611-008A0-03500

WARRANTY DEED

(Individual to LLC)

Grantor, Joseph Mikhaol, married as his sole property, does hereby grant, bargain, sell, convey, and warrant unto **Wilco LLC, a South Dakota Limited Liability Company**, Grantee, the following lands and property, together with all improvements located thereon, in the County of Klamath, State of Oregon, to-wit:

☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☐ Legal Description:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is 1,000.00.

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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any

Taxes for tax year 2016 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 4th day of May, 2019.

Signature

Joseph Mikhael

Type or Print Name

STATE OF ARIZONA)
) SS.
County of MARICOPA)

The foregoing instrument was acknowledged before me this (date) by Joseph Mikhael (name of person acknowledged.)



Notary Public for ARIZONA (state)

JOHN M. BLAKEY
Type or Print Name

My Commission expires: 10/28/20

Grantor (name, address and telephone):

Joseph Mikhael

9825 E Sharon Drive

Scottsdale, AZ 85260

Grantee (name, address and telephone):

Wilco LLC

2601 S. Minnesota Ave., Ste 105-222

Sioux Falls, SD 57105

415-205-0484

EXHIBIT A

Lot 3, Block 49, 4th Addition to Nimrod River Park, according to the official plat thereof
on file in the office of the county clerk of Klamath County, Oregon.