

**2019-006508**

**Klamath County, Oregon**

**06/10/2019 01:53:00 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Harris Land and Timber Company LLC  
154 Rainbow Drive suite 5462  
Livingston, TX 77399

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**WARRANTY DEED**

THE GRANTOR(S),

- Wayne Tellis and Trudy Tellis, PO BOX 208, FRUITLAND, ID 83619,

for and in consideration of: \$2000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Harris Land and Timber Company LLC, a Virginia Limited Liability  
Company with a mailing address of 154 Rainbow Drive suite 5462  
Livingston TX 77399,

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

Lot 13, Block 70, Fifth Addition to Nimrod River Park; Lot 14, Block 70, Fifth Addition to  
Nimrod River Park

Situate in the County of Klamath in the state of Oregon

341008

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: 6-10-19

Wayne Tellis

Wayne Tellis  
PO BOX 208, FRUITLAND, ID 83619

**Grantor Signatures:**

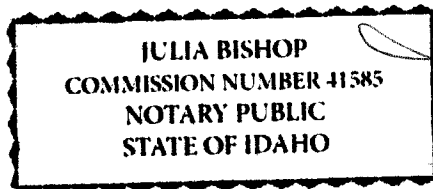
DATED: 6-10-19

Trudy Tellis

Trudy Tellis  
PO BOX 208, FRUITLAND, ID 83619

STATE OF Idaho  
COUNTY OF Payette, ss:

This instrument was acknowledged before me on this 10 day of June, 2019 by Wayne Tellis and Trudy Tellis.



Commission Expires 2-10-22

Julia Bishop

Notary Public  
Signature of person taking  
acknowledgment

Notary  
Title (and Rank)

My commission expires \_\_\_\_\_