

2019-006540

Klamath County, Oregon

06/11/2019 12:37:01 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

WARRANTY DEED

THE GRANTOR(S),

- Michael Gifford, 217 SE Lacrelle Dr, Apt 12, Dallas, OR 97338,

for and in consideration of: \$1500 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:

Por of Gov. Lot 4 and N1/2 of Lot 5 Ly SW of the road, Sec 12, TWS 35, R12EWM,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon,
subject to grantor retaining a life estate interest in said subject property.

R748178

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: June 4th

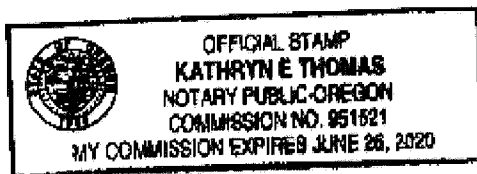
Michael Gifford
Michael Gifford
217 SE Lacrele Dr, Apt 12, Dallas, OR
97338

Grantor Signatures:

DATED: June 4th

STATE OF Oregon
COUNTY OF Polk, ss:

This instrument was acknowledged before me on this 4th day of June 2019,
by Michael Gifford.



Kathryn E Thomas
Notary Public

Signature of person taking
acknowledgment

Financial Serv. Consultant
Title (and Rank)

My commission expires 6/26/2020