

2019-006757

Klamath County, Oregon

06/17/2019 01:18:01 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),

- Wolfgang Vonlahr and Yuki Hamaoka, 15431 104TH WAY SE, YELM, WA 98597,

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:

Block 37, Lot 6 of the 4th addition to Nimrod River Park as shown on map in official records of said county.

AKA: 3610 001C0 03300

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

R325927

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: 17 Jun 19



Wolfgang Vonlahr
15431 104TH WAY SE, YELM, WA
98597

Grantor Signatures:

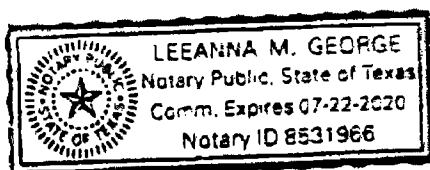
DATED: 17 Jun 19



Yuki Hamaoka
15431 104TH WAY SE, YELM, WA 98597

STATE OF TEXAS
COUNTY OF BELL, ss:

This instrument was acknowledged before me on this 17th day of June
2019 by Wolfgang Vonlahr and Yuki Hamaoka.





Notary Public
Signature of person taking
acknowledgment

Notary Public, State of Oregon
Title (and Rank)

My commission expires 22 Jul 20