

**2019-006877**

**Klamath County, Oregon**

**06/19/2019 11:21:00 AM**

**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),

- Linda Chapek, PO BOX 353, BLUE RIVER, OR 97413,

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 76, Lot 29, 7th Addition to Nimrod River Park, Klamath County, State of Oregon.

R349206

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: 6-5-19

Linda Chapek  
Linda Chapek

PO BOX 353, BLUE RIVER, OR 97413

Grantor Signatures:

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Oregon  
COUNTY OF Lane, ss:

This instrument was acknowledged before me on this 5th day of June, 2019 by Linda Chapek.



[Signature]  
Notary Public

Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires May 23, 2021