

2019-007136

Klamath County, Oregon

06/25/2019 08:42:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The House Guys, LLC
3750 Hacks Cross Rd, Suite 102-117
Memphis, TN 38125

WARRANTY DEED

THE GRANTOR(S),

- MICHAEL LANIER, 2192 BALBOA DR, BULLHEAD CITY, AZ 86442,

for and in consideration of: One Thousand Twenty Five Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- The House Guys, LLC, a Tennessee Limited Liability Company with a mailing address of 3750 Hacks Cross Rd. Suite 102-117, Memphis, TN 38125,

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

OREGON PINES SUBDIVISION, LOT 9, BLOCK 22, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

R282973

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: 6-20-19



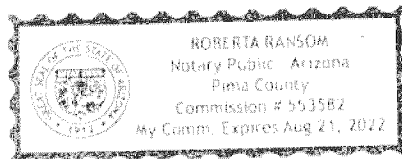
MICHAEL LANIER
2192 BALBOA DR, BULLHEAD CITY, AZ
86442

Grantor Signatures:

DATED: _____

STATE OF Arizona
COUNTY OF Pima, ss:

This instrument was acknowledged before me on this 20th day of June,
2019 by MICHAEL LANIER.





Notary Public

Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires Aug 21, 2022