

WHEN RECORDED RETURN & MAIL TAXES TO:

Yong I. Jobe & Jai Y. Jobe (Sharrett)
624 Raynolds Street El Paso TX 79903

2019-007209

Klamath County, Oregon

06/26/2019 02:58:01 PM

Fee: \$87.00

Warranty Deed

For good and valuable consideration of Ten Thousand Dollars (\$10,000.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Gannett Management Group, LLC (GRANTOR), a Delaware Limited Liability Company whose address is 299 S. Main St. #1300-91703 Salt Lake City, UT 84111, does hereby convey to Yong I. Jobe and Jai Y. Jobe (Sharrett) as joint tenants with the right of survivorship (GRANTEE), whose mailing address is 624 Raynolds Street El Paso TX 79903 the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Government Lot 2 of Section 5, Township 34 South, Range 13 East of the Willamette Meridian,
Klamath County, Oregon.

SUBJECT TO: Current 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 the 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

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Dated: 6.26.2019

Grantor Signature:

Daniel Bear

Gannett Management Group, LLC
Daniel Bear, Managing Member

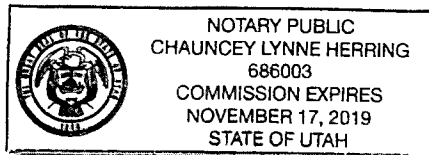
STATE OF Utah)

COUNTY OF Carbon)

The foregoing instrument was acknowledged before me this 26th day of JUNE, 2019
by Daniel Bear, Managing Member.

My Commission Expires: NOV. 17, 19

[SEAL]



Chauncey Lynne Herring
Notary Public