

**2019-007377**

**Klamath County, Oregon**

07/01/2019 10:18:01 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

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**WARRANTY DEED**

THE GRANTOR(S),

- THU HARRISON an unmarried woman, AND TAI TRINH and TINA TRINH, husband and wife, with a mailing address of 2150 PALO VERDE BLVD S, LAKE HAVASU CITY, AZ 86403,

for and in consideration of: TEN AND NO/100 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:

Nimrod River Park 4th Addition Block 31, Lot 140 Klamath County, Oregon

R343854

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: 7.1.2019  
Thu Harrison  
Thu Harrison

Grantor Signatures:

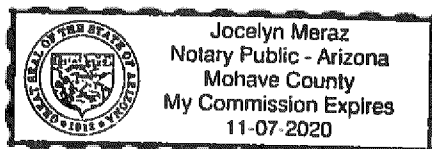
DATED: 7.1.2019  
Tai Trinh  
Tai Trinh

Grantor Signatures:

DATED: 7.1.2019  
Tina Trinh  
Tina Trinh

STATE OF Arizona  
COUNTY OF Mohave, ss:

This instrument was acknowledged before me on this 1<sup>st</sup> day of July  
2019 by Thu Harrison and Tia Trinh and Tina Trinh.



Jocelyn Meraz  
Notary Public  
Signature of person taking  
acknowledgment

Notary public  
Title (and Rank)

My commission expires 11.07.2020