



THIS SPACE RESERVED FOR

2019-007483

Klamath County, Oregon

07/02/2019 01:34:02 PM

Fee: \$87.00

After recording return to:
Vacant Land Guys, LLC
7720 NE Hwy99 D626
Vancouver, WA 98665

Until a change is requested all tax statements shall be
sent to the following address:
Vacant Land Guys, LLC
7720 NE Hwy99 D626
Vancouver, WA 98665
File No. 298135AM

STATUTORY WARRANTY DEED

LINDA M. PIRTLE and THOMAS JOHN PIRTLE, SR., as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Vacant Land Guys, LLC, a Washington Limited Liability Company

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 5: E 1/2, that portion that lies North of the Rim of Knot Table Land.

LESS that portion as described in instrument recorded April 30, 1968 in Volume M68, page 3508, Microfilm records of Klamath County, Oregon, to wit: "E 1/2 of the E 1/2 of the NE 1/4 of the NE 1/4."

ALSO LESS that portion as described in instrument recorded June 11, 1971 in Volume M71, page 5852, Microfilm records of Klamath County, Oregon, to wit: "E 1/2 of the E 1/2 of the SE 1/4 of the NE 1/4."

AND ALSO LESS that portion as described in instrument recorded October 1, 1973 in Volume M73, page 13217, Microfilm records of Klamath County, Oregon, to wit: "N 1/2 of NW 1/4 of NE 1/4 of NE 1/4."

The true and actual consideration for this conveyance is \$22,773.69.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2019-2020 Real Property Taxes, a lien not yet due and payable

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

Dated this 29 day of June, 2019

Thomas John Pirtle Sr.
Thomas John Pirtle Sr.

Linda M. Pirtle
Linda M Pirtle

State of Oregon ss
County of Douglas

On this 29 day of June, 2019, before me, Michelle Gardner a Notary Public in and for said state, personally appeared Linda M. Pirtle & Thomas John Pirtle, Sr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michelle Gardner
Notary Public for the State of Oregon
Residing at: ELTON OR
Commission Expires: 5-8-2023

