

2019-007937

Klamath County, Oregon

07/16/2019 08:45:01 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

WARRANTY DEED

THE GRANTOR(S),

- Bill Murphy,
2028 E Ben White Blvd. #240-3884, Austin, TX, 78741

for and in consideration of: 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:

Lot 7, Block 52, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3611-004D0-02100-000

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.

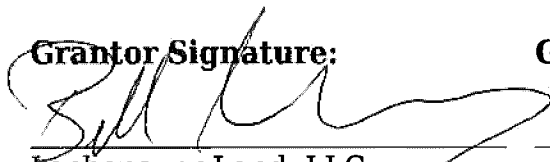
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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

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.

Grantor Signatures:

DATED: July 15, 2019

Grantor Signature:



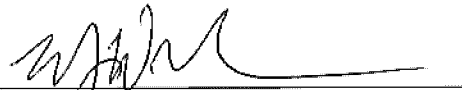
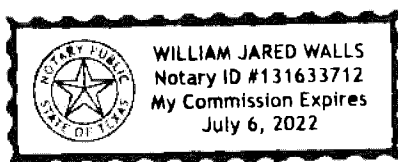
Lachenauer Land, LLC
2028 E Ben White Blvd. #240-
3884, Austin, TX 78741

Grantor Signature:

STATE OF TEXAS, COUNTY OF TRAVIS, ss:

On this 15th day of July, 2019, before me,
Bill Murphy, personally appeared Lachenauer Land, LLC,
known to me (or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they executed the
same as for the purposes therein contained.

In witness whereof I hereunto set my hand
and official seal.



Notary Public

Signature of person taking
acknowledgment

My commission expires 7/6/2022