



00244902201900089140030030

08/06/2019 03:08:11 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Fundkey Investments, LLC
PO Box 335
Clarksburg, MD 20871

UNTIL A CHANGE IS REQUESTED, PLEASE SEND TAX STATEMENTS TO:
Fundkey Investments, LLC
PO Box 335
Clarksburg, MD 20871

STATUTORY WARRANTY DEED
(ORS 93.850)

Grantor, CHARLES RAY HOLLEY, with an address of 7642 LEINEKE LN. CITRUS HEIGHTS, CA 95610, conveys and warrants to FUNDKEY INVESTMENTS LLC, a limited liability company organized under the laws of the State of Maryland, hereinafter "Grantee", the following lands and real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly:

The NW 1/2 SW 1/4 SW 1/4 and SW 1/4 SW 1/4 SW 1/4 SW 1/4 of Section 27, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

MAP R-3511-02700-01000-000 TWP 35 Range 11, BLOCK SEC 27, TRACT N2SW4SW4 SW4SW4SW4SW4

CODE: 008

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR does the Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The true consideration for this conveyance is \$9,000.00.

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.

DATED this 31 day of July, 2019

Grantor

By:

Charles Ray Holley

Its: _____

STATE OF OREGON

COUNTY OF Klamath

} SS.

The foregoing instrument was acknowledged before me on this ____ day of _____, 2019, by CHARLES RAY HOLLEY, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Printed Name: _____

Notary Public in and for the State of Oregon

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SACRAMENTO)

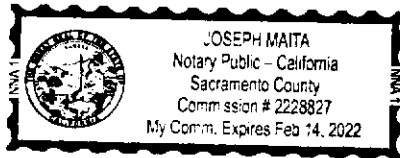
On 7/31/2019 before me, JOSEPH MAITA - NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared CHARLES RAY HOLLEY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____