



THIS SPACE RESERVED FOR

**2019-009784**

**Klamath County, Oregon**

**08/26/2019 12:00:01 PM**

**Fee: \$87.00**

After recording return to:

Melisa Miner

P. O. Box 91

Lebanon, OR 97355

Until a change is requested all tax statements shall be sent to the following address:

Melisa Miner

P. O. Box 91

Lebanon, OR 97355

File No. 315574AM

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### STATUTORY WARRANTY DEED

**PY Properties LLC,  
a Virginia Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Melisa Miner,**

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:

**Lot 9, Block 6, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3711-017A0-02600**

**387325**

The true and actual consideration for this conveyance is \$15,000.00.

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 20<sup>th</sup> day of August, 2019

PY Properties, LLC, a Virginia Limited Liability Company

By: [Signature]  
Patrick Young, Member

State of Virginia ss  
County of Stafford

On this 20<sup>th</sup> day of August, 2019, before me, Pamela M. Oatis a Notary Public in and for said state, personally appeared Patrick Young, 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.

I was originally commissioned as  
Pamela M. Oatis, Notary Public

Notary Public for the State of Virginia  
Residing at: 12141 Woodmont Ave, Suite 100, Fairfax, VA 22031  
Commission Expires: August 31, 2021

PAMELA M. OATIS, Reg. No. 7752124  
NOTARY PUBLIC COMM. OF VIRGINIA  
My Commission Expires August 31, 2021

