



THIS SPACE RESERVED FOR

**2019-010817**

**Klamath County, Oregon**

**09/17/2019 01:11:59 PM**

**Fee: \$87.00**

After recording return to:

David Richardson

PO Box 294

Beatty, OR 97621

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

David Richardson

PO Box 294

Beatty, OR 97621

File No. 316655AM

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### STATUTORY WARRANTY DEED

**Harris Land and Timber Company, LLC, a Virginia Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**David Richardson,**

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:

**The North 1/2 of the South West 1/4 of the South West 1/4 of the South West 1/4 of Section 20, The South 1/2 of the South West 1/4 of the South West 1/4 of the North West 1/4 and The North 1/2 of the North West 1/4 of the South West 1/4 of the North West 1/4 of Section 29, all in Township 35, South, Range 13 East of the Willamette Meridian.**

**Excepting therefrom the Westerly 50 feet for ingress and egress as easement.**

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

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 14 day of Sept, 2019

Harris Land and Timber Company LLC, a Virginia limited liability company

By: [Signature] member  
Luke Harris, Member

State of Virginia } ss  
County of Albemarle

On this 14 day of Sept, 2019, before me, Aulet Favre a  
Notary Public in and for said state, personally appeared Luke Harris, Member of Harris Land and Timber LLC, a Virginia limited liability company, 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.

[Signature]  
Notary Public for the State of Virginia  
Residing at: 1243 Corner Grove Rd SW, Union VA  
Commission Expires: 10-31-2021

