

2019-012980

Klamath County, Oregon

11/06/2019 08:18:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

WARRANTY DEED

THE GRANTOR(S),

- Mark Allen Davis, Successor Trustee of The E.W. Davis III Living Trust
dated June 27th, 2008, 1615 Parrott Drive, San Mateo, CA 94402,

for and in consideration of: \$10 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Ace Land Investments LLC with a mailing address of PO Box 23740,
Overland Park, KS 66283,
the following described real estate, situated in the County of Klamath, State of Oregon:

Block 49, Lot 54 of the 4th Addition to Nimrod River Park as shown on map of official
records of said County.

APN: R3611-009AO-01800-000

347716

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 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.

Grantor Signatures:

DATED: November 2, 2019

Mark Allen Davis

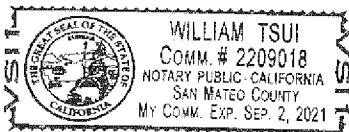
Mark Allen Davis, Successor Trustee of
The E.W. Davis III Living Trust Dated
June 27, 2008
1615 Parrott Drive, San Mateo, CA
94402

Grantor Signatures:

DATED: _____

STATE OF California
COUNTY OF San Mateo, ss:

This instrument was acknowledged before me on this 2nd day of November,
2019 by Mark Allen Davis, Successor Trustee of The E.W. Davis III Living Trust dated
June 27th, 2008.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 09/02/2021