

2019-012981

Klamath County, Oregon

11/06/2019 08:20:01 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),

- Peter J. Philips, 18872 Vista Modjeska, Trabuco Canyon, CA 92679,

for and in consideration of: \$10 and other valuable consideration, 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:

R 3610-012A0-08100-000-00 Key 329585 Nimrod River Park Fourth Addition Lot 18, Block 28

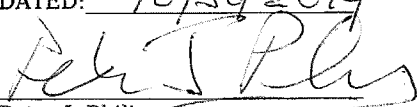
329585

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:

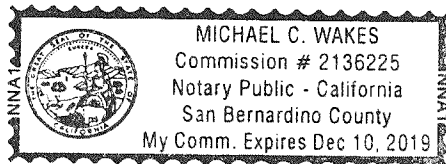
DATED: 10/30/2019

Peter J. Philips
18872 Vista Modjeska, Trabuco Canyon,
CA 92679

Grantor Signatures:

DATED: _____

STATE OF California
COUNTY OF Orange, ss:

This instrument was acknowledged before me on this 30th day of October, 2019 by Peter J. Philips.




Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 12/10/2019