

2019-013358
Klamath County, Oregon



11/15/2019 12:52:32 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Blue Sky Investment LLC, a Delaware
Liability Company
314 S. 7th St., PMB #124
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Bruce Allen Mathis
P. O. Box 1564
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Bruce Allen Mathis
P. O. Box 1564
Klamath Falls, OR 97601

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **BLUE SKY INVESTMENT LLC, a Delaware Limited Liability Company**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **BRUCE ALLEN MATHIS and GREGORY T. FELDER, not as tenants in common but with right of survivorship**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A PORTION OF TRACT 71 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71, 161 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 71; THENCE SOUTH ALONG THE EAST LINE OF TRACT 71, 100 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71; 173 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT 71, 100 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, TO THE POINT OF BEGINNING.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

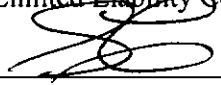
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15 day of Nov, 2019; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BLUE SKY INVESTMENT LLC, a Delaware
Limited Liability Company

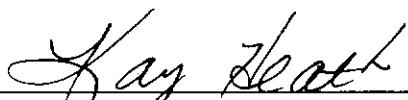


Greg Felder, Member

STATE OF OREGON; County of *) ss.

THIS INSTRUMENT was acknowledged before me this 15 day of NOV, 2019, by Greg Felder, as Member of Blue Sky Investment LLC, a Delaware Limited Liability Company.





NOTARY PUBLIC FOR OREGON
My Commission expires:
9-13-2022