

2019-013359

Klamath County, Oregon



11/15/2019 12:54:46 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Blue Sky Investment LLC
314 S. 7th Street, 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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BLUE SKY INVESTMENT LLC, a Delaware limited liability company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BRUCE ALLEN MATHIS**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the corner common to Sections 19, 20, 29 and 30 of said Township and Range bears South 830 feet and East 1330 feet; thence North, parallel to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, 251.00 feet; thence East 363.00 feet; thence South, parallel to said East line 251.00 feet; thence West 363.00 feet to the point of beginning.

Property ID No.: 862766
Map Tax Lot No.: 3809-019DD-00701

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except taxes for 2019-2020 which buyer hereby assumes and agrees to pay, and those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$94,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof 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 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

By: [Signature]
Greg Felder, Member

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15 day of November, 2019, by Greg Felder, as Member of Blue Sky Investment LLC., a Delaware limited liability company.



[Signature: Kay Heath]
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-2022