

2020-000235

Klamath County, Oregon

01/07/2020 01:26:00 PM

Fee: \$87.00

After Recording, Return to:
Blue Ocean Partners, LLC
501 S Cherry St
Suite 1100
Denver, CO 80246

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

Blue Ocean Partners, LLC
501 S Cherry St
Suite 1100
Denver, CO 80246

WARRANTY DEED

Julian M. Sannes with an address of 1508 Crittenden St NW, Washington, DC 20011, ("Grantor"), conveys and warrants to **Blue Ocean Partners, LLC**, a Wyoming Limited Liability Company, whose address is 30 N Gould Street, Suite R, Sheridan, WY 82801 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Lot 8, Block 35 of the 4th Addition to Nimrod River Park

Map Tax Lot: R-3610-002D0-02200-000

This property is free of liens and encumbrances, except: None.

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, AND

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

The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

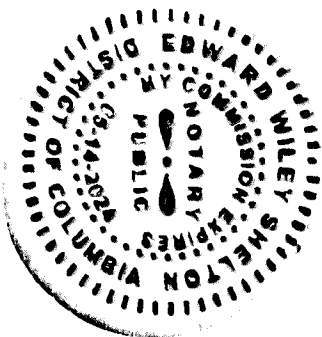
DATED this 7 day of JANUARY, 2020.

By: *Julian M. Sannes*
Name: **Julian M. Sannes**

State of Washington DC)
County of Washington DC) ss:

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 2020, by Julian M. Sannes, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Notary Public *Ed Wiley Shelton*
My Commission Expires: 05/14/2024



District of Columbia
Signed and sworn to before me on
7 JANUARY, 2020
by Julian M. SANNES
Ed Wiley Shelton
Notary Public
My commission expires 05/14/2024