



THIS SPACE RESERVED FOR

2020-002441

Klamath County, Oregon

02/28/2020 08:55:34 AM

Fee: \$87.00

After recording return to:

Roberta McGregor

1248 Madison St.

Klamath Falls, OR 97603

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

Roberta McGregor

1248 Madison St.

Klamath Falls, OR 97603

File No. 350393AM

STATUTORY WARRANTY DEED

Blue Sky Investment LLC, a Delaware Limited Liability Company,

Grantor(s), hereby convey and warrant to

Roberta McGregor,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

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.

The true and actual consideration for this conveyance is \$150,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 27 day of February 2020

Blue Sky Investment LLC, a Delaware Limited Liability Company

By: [Signature]
Greg Felder, Member

State of Oregon} ss
County of Klamath}

On this 27 day of February, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Greg Felder known or identified to me to be the Managing Member in the Limited Liability Company known as Blue Sky Investment LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

