

2020-003189

Klamath County, Oregon

03/16/2020 08:23:18 AM

Fee: \$112.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

SEND TAX STATEMENTS TO:

Michael Gray and Colleen Gray

4427 Bartlett Ave

Klamath Falls, Oregon, 97603

GRANT DEED

THE GRANTOR(S),

- Landing Peace, LLC, Justin Atwood, Manager,

for and in consideration of: \$9,000.00 grants

to the GRANTEE(S):

- Michael Gray and Colleen Gray, 4427 Bartlett Ave, Klamath Falls, Klamath County, Oregon, 97603,

- Herb Carter, 4427 Bartlett Ave, Klamath Falls, Klamath County, Oregon, 97603,

as joint tenants with rights of survivorship, the following described real estate, situated in the

County of Klamath, State of Oregon:

(LEGAL DESCRIPTION):

Lot 42 of Block 22 in Section 06, Township 36, Range 13, Sprague River Valley Acres

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.

Tax Parcel Number: R-3613-006D0-00200-000

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: 8/16/2018

[Signature]

Justin Atwood, Manager, on behalf of

Landing Peace, LLC
440 E Route 66
Glendora, California, 91740

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On AUG 16 2018 before me, Phillip Pagan, Notary Public, personally appeared Justin Atwood, who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Phillip Pagan, Notary Public (Notary Seal)
Signature of Notary Public

