

2020-007714

Klamath County, Oregon

06/24/2020 12:49:49 PM

Fee: \$87.00

Return to and Send Subsequent Tax Bills to:
Happy Queen Bee, LLC
PO Box 1521
Lyons, CO 80540

WARRANTY DEED

Scott G. Zimmer, whose address is 9554 Rodeo Dr., Gilroy, CA 95020, as "Grantor", conveys and warrants to **Happy Queen Bee, LLC**, a Texas Limited Liability Company, whose address is PO BOX 1521, Lyons, CO 80540, as "Grantee", the following described premises situated in the County of KLAMATH, State of OREGON:

LEGAL DESCRIPTION: Lot 1, Block 35, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2
MAP TAX LOT: 3811-009A0-04700
APN NUMBER: 462449

WITNESSETH that for and in consideration of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

TO HAVE AND TO HOLD the above described property, together with the tenements, hereditaments, and appurtenances hereunto belonging unto Grantee, his heirs, and assigns forever.


And Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to convey the same as aforesaid; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of the Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend the title to the said lands against every person lawfully claiming the same of any part thereof.

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 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.r.

Dated this 24 day of June, 2020.

Signed and Sealed:



Scott G. Zimmer

STATE OF Virginia

COUNTY OF Lynchburg

I, Samantha Nye, a Notary Public of the County and State first above written do hereby certify that Scott G. Zimmer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.


WITNESS my hand and official seal, this 24 day of June, 2020.

Document Notarized using a Live Audio-Video Connection

SAMANTHA NYE
ELECTRONIC NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 7747969
COMMISSION EXP SEPTEMBER 30, 2021

Notary Stamp Placed at 2020/06/24 13:35:04 EST

vkdt



Samantha Nye
Notary Public Name: _____
My commission expires: September 30, 2021