



THIS SPACE RESERVED FOR

2020-007798

Klamath County, Oregon

06/26/2020 10:46:13 AM

Fee: \$87.00

After recording return to:

Anesti Audeh and Nadia Audeh

522 S 6th St.

Klamath Falls, OR 97601

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

Anesti Audeh and Nadia Audeh

522 S 6th St.

Klamath Falls, OR 97601

File No. 381931AM

STATUTORY WARRANTY DEED

Blue Sky Investment, LLC, a Delaware Limited Liability Company,

Grantor(s), hereby convey and warrant to

Anesti Audeh and Nadia Audeh, as Tenants by the Entirety,

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:

PARCEL 1:

Parcels One, Two and Three of LP 39-18, being a replat of Parcel 1 of "Land Partition 27-99" situated in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and recorded September 4, 2019 as 2019-10292.

PARCEL 2:

A portion of the NE1/4 of the NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of Section 1, Township 40 South Range 9 East of the Willamette Meridian; thence N89° 48' 49"W, along the North boundary of Section 1 a distance of 815.50 feet; thence South 636.0 feet to the true point of beginning; thence South 351 feet; thence West 22 feet; thence North 280 feet; thence West, 172 feet; thence North 71 feet; thence East 194 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$240,000.00.

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.

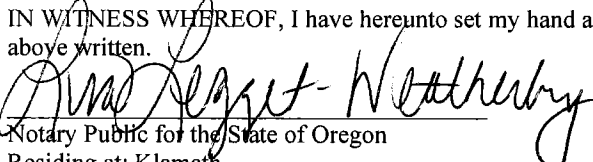
Dated this 25 day of June, 2020.


Blue Sky Investment, LLC

State of Oregon} ss
County of Klamath}

On this 25 day of June, 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.


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

