

2020-008569

Klamath County, Oregon

07/14/2020 08:10:47 AM

Fee: \$87.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The House Guys, LLC
3750 Hacks Cross Rd, Suite 102-117
Memphis, TN 38125**

WARRANTY DEED

THE GRANTOR(S),

- The House Guys, LLC, a Tennessee Limited Liability Company with a mailing address of 3750 Hacks Cross Rd. Suite 102-117, Memphis, TN, 38125,

for and in consideration of: FOUR THOUSAND AND NO/100 DOLLARS and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Mario Alberto Medina Estrada, 4619 NE 112th Ave Apt D108, Vancouver, WA, 98682-5403,

the following described real estate, situated in the County of Klamath County, State of Oregon:

"Lot 6, Block 49, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon"

R346343

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; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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 Signature:

DATED: 7/6/2020

Johnpaul Moses
Johnpaul Moses
Managing Member
The House Guys, LLC

STATE OF Tennessee
COUNTY OF Shelby, ss:

This instrument was acknowledged before me on this 6 day of July 2020,
_____ by Johnpaul Moses.



Brenda J Sills
Notary Public
Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires May 01, 2021