

**2020-008774**

**Klamath County, Oregon**

07/17/2020 08:22:23 AM

Fee: \$87.00

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

## **WARRANTY DEED**

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**Howard L. Winfrey, Individually and as Trustee of the Howard L. Winfrey Separate Property Trust dated December 7, 1999**, whose address is PO Box 461, Manton, CA 96059, 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 17, BLOCK 11, KLAMATH FALLS FOREST ESTATES  
HIGHWAY 66 UNIT, Plat No. 1  
MAP TAX LOT: 3711-016D0-01400  
PARCEL NUMBER: 386736**

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 16<sup>th</sup> day of July, 2020.

Signed and Sealed:

Howard L. Winfrey

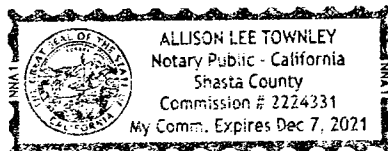
Howard L. Winfrey, Individually and as  
Trustee of the Howard L. Winfrey Separate  
Property Trust dated December 7, 1999

STATE OF California

COUNTY OF Tehama

I, Allison Lee Townley, a Notary Public of the County and State first above written do hereby  
certify that Howard L. Winfrey, Individually and as Trustee of the Howard L. Winfrey Separate Property  
Trust dated December 7, 1999, personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument.

WITNESS my hand and official seal, this 16<sup>th</sup> day of July, 2020.



Allison Lee Townley  
Notary Public Name: Allison Lee Townley  
My commission expires: 12-07-2021