

2020-009977

Klamath County, Oregon

08/12/2020 10:33:42 AM

Fee: \$87.00

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

WARRANTY DEED

George Randal Gruning, a married man, as his separate property, whose address is 1041 Homestead Loop, Sandpoint, ID 83864, 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: LOTS 29 AND 30, BLOCK 23, KLAMATH FALLS FOREST
ESTATES HIGHWAY 66 UNIT, PLAT NO. 1

MAP TAX LOTS: 3711-027C0-03400-000 & 3711-027C0-03500

PARCEL NUMBERS: 396235 & 396244

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 herunto 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 12th day of August, 2020.

Signed and Sealed:

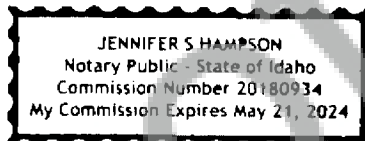
George R. Gruning
George Randal Gruning

STATE OF Idaho

COUNTY OF Bonneville

I, Jennifer S. Hampson, a Notary Public of the County and State first above written do hereby
certify that George Randal Gruning personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

WITNESS my hand and official seal, this 12th day of August, 2020.



Jennifer S. Hampson
Notary Public Name: Jennifer S. Hampson
My commission expires: 5/21/2024