

2021-000373

Klamath County, Oregon

01/11/2021 10:21:01 AM

Fee: \$87.00

Return to and Send Subsequent Tax Bills to:
Keven Jones
30573 Combs Rd
Escalon, CA 95320

WARRANTY DEED

Happy Queen Bee, LLC, a Texas Limited Liability Company, whose address is PO BOX 1521, Lyons, CO 80540, as "Grantor", conveys and warrants to **Keven Jones**, whose address is 30573 Combs Rd, Escalon, CA 95320, as "Grantee", the following described premises situated in the County of KLAMATH, State of OREGON:

LEGAL DESCRIPTION: Lot 30, Block 23, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1

PARCEL NUMBER: 396244

MAP TAX LOT: 3711-027C0-03500

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.

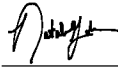
And Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to convey the same 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 11 day of January, 2021

Signed and Sealed:



Happy Queen Bee LLC
By; Natalie Galyon
As: Managing Member

STATE OF Virginia

COUNTY OF Lynchburg

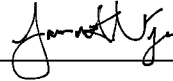
I, Samantha Nye, a Notary Public of the County and State first above written do hereby certify that Natalie Galyon as Managing Member for Happy Queen Bee, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 11 day of January, 2021

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

Notary Stamp Placed at 2021/01/11 12:45:08 EST

16kg



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

Document Notarized using a Live Audio-Video Connection