

2021-003567

Klamath County, Oregon

03/09/2021 03:10:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
David McAllister & Donna Kay McAllister
23909 Sprague River Rd
Sprague River, OR, 97639

WARRANTY DEED

THE GRANTOR(S),

- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

for and in consideration of: 3000.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- David McAllister & Donna Kay McAllister,
the following described real estate, situated in the County of Klamath, State of Oregon:

See Appendix A

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 Signatures:

DATED: 03/09/2021



Derek Kaufman
Henstridge Investment Properties,
LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

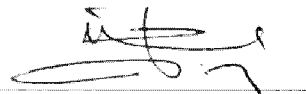
Grantor Signatures:

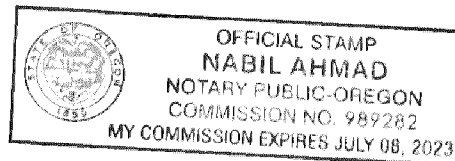
DATED: -

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STATE OF OREGON
COUNTY OF CLATSOP

This instrument was acknowledged before me on this 9th day of MARCH, 2021
by Derek Kaufman Henstridge Investment Properties, LLC.





Notary Public
Signature of person taking
acknowledgment

Notary Public - OR
Title (and Rank)

My commission expires July 08, 2023

APPENDIX A

APN	Legal Description
3610-014BD-03800	Sprague River 1st addition, block 18 lot #3 and #4. Property description No. R3610- 014BD-03800-000
3610-014BD-03900	Sprague River 1st addition, block 18 lot #5 and #6. Property description No. R3610-014BD- 03900-000