

2021-008328

Klamath County, Oregon

05/25/2021 12:32:01 PM

Fee: \$97.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Harris Land and Timber Company LLC
154 Rainbow Drive suite 5462
Livingston, TX 77399**

WARRANTY DEED

THE GRANTOR(S),

- A. Eric Sais and Daniel E. Downing, as Joint Tenants,

for and in consideration of: \$3,200.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Harris Land and Timber Company LLC, a Virginia Limited Liability Company with a mailing address of 154 Rainbow Drive suite 5462 Livingston TX 77399, the following described real estate, situated in the County of Klamath COUNTY, State of Oregon:

Lot 42, Block 5, Oregon Pines, as same as shown on plat filed June 30, 1969 duly recorded in the office of the county recorder of said county.

APN - R285523

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: 5/22/21



A. Eric Sais

STATE OF California
COUNTY OF ORANGE, ss:

This instrument was acknowledged before me on this 22ND day of May, 2021 by Andrew Eric Sais

NARESH B. SAVALIA - Notary

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 11-15-2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 05/22/2021 before me, Naresh B. Savalia - Notary Public
(insert name and title of the officer)

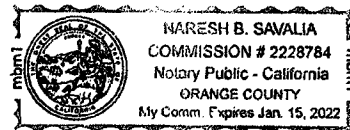
personally appeared Andrew Eric Sais
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Naresh B. Savalia (Seal)

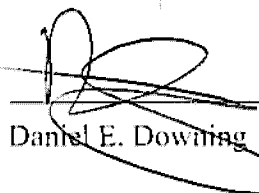
The UPS Store #126



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Grantor Signatures:

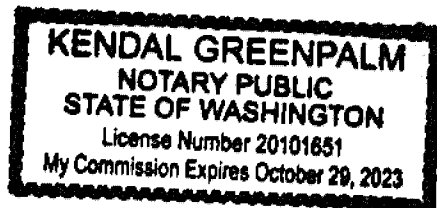
DATED: 5.21.21

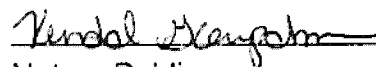


Daniel E. Downing

STATE OF Washington
COUNTY OF Skagit, ss:

This instrument was acknowledged before me on this 21 day of
May, 2021 by Daniel E. Downing





Notary Public

Signature of person taking
acknowledgment

Notary

Title (and Rank)

My commission expires October 29, 2023