

2021-009288

Klamath County, Oregon

06/11/2021 01:07:00 PM

Fee: \$92.00

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),
- STEPHANIE WEIDE, P.O. Box 252, Sandpoint ID 83864,

for and in consideration of: \$6,000.00 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 15, BLOCK 4, OREGON PINES SITUATED IN SECTION 15 TOWNSHIP 35
SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN KLAMATH
COUNTY OREGON. SUBJECT TO COVENANTS, CONDITIONS,
RESERVATIONS, EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY
AND ALL MATTER APPEARING OF RECORD.

AND

LOT 3 BLOCK 6 OREGON PINES SITUATED IN SECTION 15 TOWNSHIP 35
SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN KLAMATH
COUNTY, OREGON, SUBJECT TO COVENANTS CONDITIONS
RESERVATIONS EASEMENTS RESTRICTIONS RIGHTS OF WAY RIGHTS
AND ALL MATTER APPEARING OF RECORD.

APN - 3511-015D0-05200 & 3511-015C0-02600

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: Stephanie Wade
DATED: 6-28-2021
SW

P.O. Box 252, Sandpoint ID 83864

STATE OF Idaho
COUNTY OF BONNE, ss:

This instrument was acknowledged before me on this 10 day of
June, 2021 by .

Suzanne M Glasoe
Notary Public

Signature of person taking
acknowledgment

CRC, US BANK
Title (and Rank)

My commission expires 6/13/2022

