

2021-011385

Klamath County, Oregon

07/23/2021 03:48:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE



After recording return to:

FlexStay Rentals NW, LLC, an Oregon Limited

Liability Company

930 NW Naito Pkwy., #K20

Portland, OR 97209

Until a change is requested all tax statements shall be sent to the following address:

FlexStay Rentals NW, LLC, an Oregon Limited

Liability Company

930 NW Naito Pkwy., #K20

Portland, OR 97209

File No. 476540AM

SPECIAL WARRANTY DEED

Aviator Land, LLC, a Texas Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

FlexStay Rentals NW, LLC, an Oregon Limited Liability Company,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lot 33 in Block 22 of Tract 1113, Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$13,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

87 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19th day of July, 2021.

Aviator Land, LLC

By: [Signature]
Jeffrey Hughen, Manager

State of TEXAS } ss.
County of Denton }

On this 19th day of July, 2021, before me, Douglas A. Hollowell, a Notary Public in and for said state, personally appeared Jeffrey Hughen, known or identified to me to be the partner(s) of the Aviator Land, LLC, a Texas Limited Liability Company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public for the State of TEXAS
Residing at: Little Elm, TX
Commission Expires: 8/23/2021

