

**Evergreen**  
Land Title Company

2021-013105

Klamath County, Oregon

08/27/2021 09:37:00 AM

Fee: \$87.00

After recording return to: (Name, Address, Zip)  
Evergreen Land Title Company  
260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

TIM BUSTER

86203 Franklin Blvd Eugene OR 97405

GRANTOR:

TERRA INVESTMENT GROUP LLC

34206 102nd Ave S  
New WA 98580

GRANTEE:

TIM BUSTER

86203 Franklin Blvd  
Eug OR 97405

ORDER NO. 21-23668

TAX ACCOUNT NO. 302201

MAP NO. 3809-029DB-09300

AMT 479489AM

Space Above Reserved for Recorder's Use

## STATUTORY WARRANTY DEED

TERRA INVESTMENT GROUP LLC, a Washington Limited Liability Company, Grantor, conveys and warrants to TIM BUSTER, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.  
2021-2022 Taxes, a lien not yet due or payable

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.

The true and actual consideration for this conveyance is \$135,000.00. (Here, comply with the requirements of ORS 93.030.)

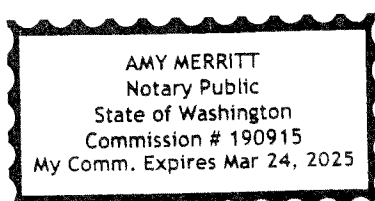
Dated this August 11, 2021

TERRA INVESTMENT GROUP LLC

Justin Frank  
Manager

State of ~~Oregon~~ <sup>AM</sup> WA  
County of ~~Lane~~ <sup>AM</sup> Pierce

The foregoing instrument was acknowledged before me this 12 day of August 2012, by Justin Frank who being by me duly sworn did say that he/she is the Manager of TERRA INVESTMENT GROUP LLC, on behalf of the limited liability corporation.



Notary Public in and for the State of Oregon  
My commission expires: 3/24/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 7, Block 2 of Fairview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial  
Copy