



2022-000425

Klamath County, Oregon

01/12/2022 09:44:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Joe E. Main and Melanie N. Main

832 SE Nugget Ln

Madras, OR 97741

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

Joe E. Main and Melanie N. Main

832 SE Nugget Ln

Madras, OR 97741

File No. 516999AM

STATUTORY WARRANTY DEED

Aviator Land, LLC, a Texas Limited Liability Company,

Grantor(s), hereby convey and warrant to

Joe E. Main and Melanie N. Main, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 37, Block 19, Tract 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3507-018DC-00500 244471

The true and actual consideration for this conveyance is \$17,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

After recording return to
AmeriTitle
15 OREGON AVENUE, BEND

516999AM

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 8th day of January 2022, _____.

Aviator Land, LLC

By: Jeffrey Hughen
Jeffrey Hughen, Manager

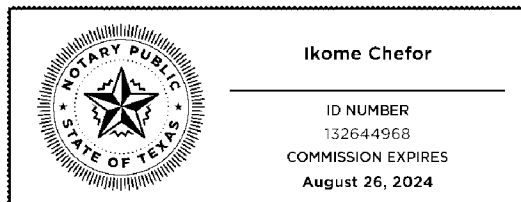
State of Texas } ss
County of Harris }

On this 8th day of January 2022, _____, before me, Ikome Chefor _____ a Notary Public in and for said state, personally appeared Jeffrey Hughen known or identified to me to be the Manager in the Limited Liability Company known as Aviator Land, LLC, a Texas Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.



Notary Public for the State of Texas
Residing at: Houston, TX
Commission Expires: 08/26/2024



Notarized online using audio-video communication