

RECORDING REQUESTED BY:



51669 Columbia River Hwy., Ste 110
Scappoose, OR 97056

GRANTOR'S NAME:

Edward Witherly and Susan Witherly

GRANTEE'S NAME:

Harris Land and Timber Company, LLC

AFTER RECORDING RETURN TO:

Order No.: 360422000444-KM

Harris Land and Timber Company, LLC, a Virginia limited liability
company

P.O. Box 217

Floyd, VA 24091

SEND TAX STATEMENTS TO:

Harris Land and Timber Company, LLC

P.O. Box 217

Floyd, VA 24091

Map: 3313-03200-06100

Tax ID R182395, Klamath Falls, OR 97601

2022-003448

Klamath County, Oregon

03/21/2022 01:50:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward Witherly and Susan Witherly, as tenants by the entirety, Grantor, conveys and warrants to Harris Land and Timber Company, LLC, a Virginia limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

East 1/2 of the West 1/2 of Lot 1, Block 8 Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And also described as:

Lot 1B Block 8 Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

TICOR TITLE™ 3604-22000444

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-11-2022

Edward Witherly
Edward Witherly

Susan Witherly
Susan Witherly

State of California
County of Santa Clara

This instrument was acknowledged before me on MAR 11 2022 by Edward Witherly and Susan Witherly.

Erica Esparza-Sanchez
Notary Public - State of California

My Commission Expires: October 29, 2025

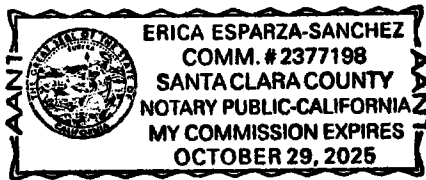


EXHIBIT "A"
Exceptions

Subject to:

Restrictions as shown on the official plat of said land.

The provisions contained in Deed,
Recorded: July 20, 1959,
Volume: 314, page 291.

Reservation of 50% of all mineral rights, including the terms and provisions contained therein, in deed from
Klamath Lumber and Box Co., Inc..
Recorded: November 23, 1962
Volume: 341, page 478

Amended by deed, including the terms and provisions thereof,

Recorded: January 3, 1964
Instrument No.: Volume 342 Page 8

An easement including the terms and provisions thereof, affecting the portion of said premises and for the
purposes stated therein as set forth in instrument:
Granted To: Klamath County, Oregon
Recorded: January 3, 1964
Volume: 350, page 251