

**2022-010326**

**Klamath County, Oregon**

**08/25/2022 01:05:01 PM**

**Fee: \$92.00**

Recording Requested By:  
Harris Land and Timber Company LLC

When Recorded mail to:  
Sonny Capital Group, LLC  
166 west Washington St suite 730  
Chicago , IL 60602

Mail Tax Statements To:  
Sonny Capital Group, LLC  
166 west Washington St suite 730  
Chicago ,IL 60602

APN: 3613-00700-01200 & 3611-003B0-03600  
Prior Instrument Number:

### **Warranty Deed**

For good and valuable consideration of \$22,600.00 , the receipt and sufficiency of which is hereby acknowledged, Harris Land and Timber Company LLC , (GRANTOR), does hereby convey to Sonny Capital Group, LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Property 1: The N1/2 of the SE1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. Code 008 Map 3613-00700 TL 01200 Key# 779615

Property 2: Lot 13, Block 70, Fifth Addition to Nimrod River Park  
Situate in the County of Klamath in the state of Oregon

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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.

**Signature Page to Follow**

APN:3613-00700-01200 & 3611-003B0-03600

Dated: August 25, 2022

Signed and Scaled:

Harris Land and Timber Company LLC

By: [Signature]

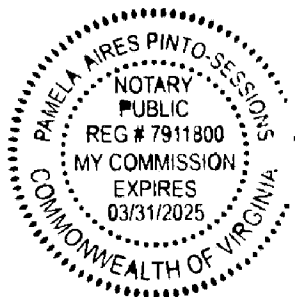
Managing Member- Luke Harris

STATE OF VIRGINIA

COUNTY OF FLOYD

I, ~~PAMELA PINTO-SESSIONS~~ a Notary Public of the County and State first above written do hereby certify that LUKE HARRIS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 25 day of August, 2022



[Signature]  
Notary Public VA, County, FLOYD  
My commission expires: 3-31-2025

APN: 3613-00700-01200 & 3611-003B0-03600