

2022-013821

Klamath County, Oregon

11/30/2022 08:29:01 AM

Fee: \$87.00

Recording Requested By:
Harris Land and Timber Company LLC

When Recorded mail to:
Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company
6568 Wendell Way
Deforest, WI 53532

Mail Tax Statements To:
Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company
6568 Wendell Way
Deforest, WI 53532

APN: 3511-015C0-02600
Prior Instrument Number:

Warranty Deed

For good and valuable consideration of \$3,750.00, the receipt and sufficiency of which is hereby acknowledged, Harris Land and Timber Company LLC, (GRANTOR), does hereby convey to Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

LOT 3 BLOCK 6 OREGON PINES SITUATED IN SECTION 15 TOWNSHIP 35 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN KLAMATH COUNTY, OREGON, SUBJECT TO COVENANTS CONDITIONS RESERVATIONS EASEMENTS RESTRICTIONS RIGHTS OF WAY RIGHTS AND ALL MATTER APPEARING OF RECORD.

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

Dated: NOVEMBER 23, 2022

Signed and Sealed:

Harris Land and Timber Company LLC

By: [Signature]

Managing Member- Luke Harris

STATE OF VIRGINIA

COUNTY OF FLOYD

I, PAMELA AIRE 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 23 day of NOVEMBER, 20 22



[Signature]
Notary Public VA, County, FLOYD
My commission expires: 3.31.2025

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