

2023-000475

Klamath County, Oregon

01/24/2023 09:33:03 AM

Fee: \$102.00

THIS SPACE RESERVED FOR USE BY THE COUNTY RECORDING OFFICE

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Harris Land and Timber Company, LLC

Attn: Pamela Pinto

P.O. Box 217

Floyd VA 24091

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

John W. Brooker, Trustee Of the Brooker Family Trust of 1999

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Harris Land and Timber Company, LLC

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 3,000.00

Other

5) SEND TAX STATEMENTS TO:

Harris Land and Timber Company, LLC

P.O. Box 217

Floyd VA 24091

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Assessors

Office/Daniel Beard

TO CORRECT Legal Description

PREVIOUSLY RECORDED IN BOOK 2018 AND PAGE _____, OR AS FEE NUMBER _____."

Recording Requested By:
John Brooker

When Recorded mail to:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

Mail Tax Statements To:
Harris Land and Timber Company LLC
154 Rainbow Drive #5462
Livingston, Texas 77399

2018-004669
Klamath County, Oregon
04/18/2018 09:21:00 AM
Fee: \$47.00

APN: R-3714-01300-01500-000
Prior Instrument Number: 2008-008446

Warranty Deed

For good and valuable consideration of \$3,000, the receipt and sufficiency of which is hereby acknowledged, I or we, JOHN W. BROOKER, TRUSTEE OF THE BROOKER FAMILY TRUST OF 1999, UDT dated October 26, 1999 (GRANTORS), does hereby convey to Harris Land and Timber Company LLC (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

"SE 1/4 NE 1/4 Section 13, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon." Tax Account No. R-3714-01300-01500-000, Key No. R404324"

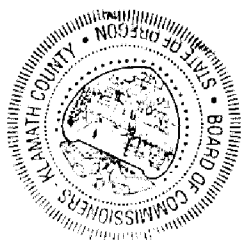
SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

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: R-3714-01300-01500-000



STATE OF OREGON
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: January 6, 2013
ROCHELLE LONG, Klamath County Clerk
By: [Signature], Deputy

Dated this 5 day of April, 2018.

Signed and Sealed:

John W Brooker
John W Brooker

STATE OF Texas

COUNTY OF Williamson

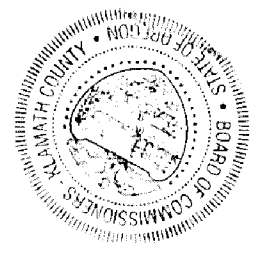
I, Yazan Bahjat Shaheen Notary Public of the County and State first above written do hereby certify that John W Brooker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 5th day of April, 2018



Yazan Bahjat Shaheen
Notary Public, Texas County, Williamson
My commission expire: 11/30/19
Acting in None County, Williamson

Unofficial Copy



2018-004669
Klamath County, Oregon
04/18/2018 08:21:00 AM
Fee: \$47.00

Recording Requested By:
John Brooker

When Recorded mail to:
Harris Land and Timber Company LLC
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Livingston, Texas 77399

Mail Tax Statements To:
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~~"SE 1/4 NE 1/4 Section 13, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon." Tax Account No. R-3714-01300-01500-000, Key No. R404324"~~

S 1/2 SE 1/4 NE 1/4 SECTION
13, TOWNSHIP 37 SOUTH, RANGE
14 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY,
OREGON. TAX ACCOUNT
NO. R-3714-01300-01500-000,
KEY NO. R404324

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 THE 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 434, 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 THE 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 434, 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: R-3714-01300-01500-000



STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.
Dated January 6, 2013
ROCHELLE LONG, Klamath County Clerk
By [Signature] Deputy

Notary Public for the State of Texas

Signed and Sealed

John W. Brunker
John W Brunker

STATE OF TEXAS

COUNTY OF WILKINSON

I, John W. Brunker, Notary Public of the County and State first above written do hereby certify that John W. Brunker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 5th day of April, 2018



John W. Brunker
Notary Public Wilkinson County, W. Virginia
My commission expires: 11/30/19
Acting in W. Virginia County, W. Virginia

Unofficial Copy

