



THIS SPACE RESERVED FOR

2019-005678

Klamath County, Oregon

05/21/2019 11:33:04 AM

Fee: \$87.00

2024-000123

Klamath County, Oregon

01/05/2024 08:31:02 AM

Fee: \$92.00

After recording return to:

Bruce Allen Mathis

P.O. Box 1564

Klamath Falls, OR 97601

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

Bruce Allen Mathis

P.O. Box 1564

Klamath Falls, OR 97601

File No. 271103AM

ReRecorded at the request of AmeriTitle to correct the legal description. Previously recorded in Instrument 2019-005678

STATUTORY WARRANTY DEED

Blue Sky Investment LLC, a Delaware limited liability company,

Grantor(s), hereby convey and warrant to

Bruce Allen Mathis,

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:

~~That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South line of Manzanita Street~~

See Exhibit "A"

The true and actual consideration for this conveyance is \$60,000.00.

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:

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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 17 day of May, 2019.

Blue Sky Investment LLC, a Delaware limited liability company

By: [Signature]
Greg Felder, member

State of Oregon} ss
County of Klamath}

On this 17 day of May, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Greg Felder known or identified to me to be the Managing Member in the Limited Liability Company known as Blue Sky Investment, LLC 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

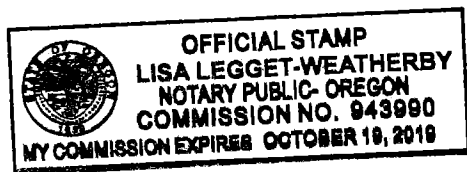


EXHIBIT "A"

271103AM

Parcel 1

That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South line of Manzanita Street

Parcel 2

A portion of Lot 2 in Block 18 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of said Lot 2, 90 feet; thence Easterly parallel with Manzanita Street, 37 1/2 feet; thence Northwesterly at right angles to Manzanita Street, 90 feet to the Southerly line of Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street, 37 1/2 feet to the place of beginning, in the County of Klamath, State of Oregon.