2025-002073

Klamath County, Oregon

03/24/2025 08:28:01 AM

Fee: \$87.00

Recording Requested By: Harris Land and Timber Company LLC PO Box 217, Floyd, VA 24091

> When Recorded mail to: Jesus Espinoza Jr. 634 Thrasher Ave Modesto, CA 95354

Mail Tax Statements To: Jesus Espinoza Jr. 634 Thrasher Ave Modesto ,CA 95354

Warranty Deed

For good and valuable consideration of 18,427.00, the receipt and sufficiency of which is hereby acknowledged Harris Land and Timber Company LLC, (GRANTOR), does hereby convey to Jesus Espinoza Jr. (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

The East 1/2 of the East 1/2 of the South West 1/4 of the North East 1/4 of Section 19, Township 35 South Range 11 East Willamette Meridian, consisting of 10 acres more or less. Excepting therefrom the Westerly 50 feet as an easement for ingress and egress.

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:3511-01900-00700

Signed and Sealed:

Harris Land	and	Timber	Company	LLC
~				

Managing Member - Luke Harris

COUNTY OF Floy

I, Billiony Good, a Notary Public of the County and State first above written do hereby certify that Like Haris, Managira 1996 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 20^{+} day of March, 2025.

PUBLIC

County, VA My commision expires:

APN: 3511-01900-00700