

2018-012894

Klamath County, Oregon



00230778201800128940030039

10/23/2018 09:08:22 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

After recording, return to:
Legacy Land Company LLC
5115 Excelsior Blvd #370
St. Louis Park, MN 55416

Until a change is requested,
all tax statements should be sent to:
Legacy Land Company LLC
5115 Excelsior Blvd #370
St. Louis Park, MN 55416

WARRANTY DEED

THE GRANTOR(S),

- Bart William Randazzo, whose mailing address is 4813 E. Ave. R-4 Palmdale, CA 93552

for and in consideration of: \$4,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Legacy Land Company LLC, Peter Bonahoom, Member, 5115 Excelsior Blvd #370, St. Louis Park, Hennepin County, Minnesota, 55416,

the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

Lot 41 in Block 14 of "Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1", according to the Official Plat thereof on file in the Office of the County Clerk of said Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Parcel ID: R-3711-021D0-04700-000

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. 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.

Grantor Signatures:

DATED: 10/16/2018


Bart William Randazzo

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

On October 16, 2018, before me, Georgia R. Anderson, notary public, personally appeared Bart William Randazzo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Georgia R. Anderson (Seal)

