

2018-013508

Klamath County, Oregon

11/06/2018 10:23:01 AM

Fee: \$87.00

Document prepared by:

Matt Bills, member of: 2977 Hwy K #228, O'Fallon, MO, 63368 ph:(888) 997-5317

Mail recorded document to:

Victor M. Gamino: 9402 N. 74th Drive Peoria, AZ 85345

Send all future tax statements to:

Victor M. Gamino: 9402 N. 74th Drive Peoria, AZ 85345

Parcel ID#: R345610

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 2 day of November, 2018, by and between:

Dream Big Land LLC, a Missouri Limited Liability Company
2977 Hwy K #228
O'Fallon, Missouri 63368

("grantor"), and

Victor M. Gamino and Robyn E. Gamino, married whose address is:
9402 N. 74th Drive
Peoria, AZ 85345

("grantee"). THE GRANTOR, for the true and actual consideration of \$5,100.00

Five Thousand One Hundred Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Nimrod River Park 3rd Addition, Block 24, Lot 19

Commonly known as:

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: Matt Bills, member Deeds.com Signature: _____
Print Name: Matt Bills, Member Print Name: _____
Capacity: Grantor Capacity: _____
Signature: _____ Signature: _____
Print Name: _____ Print Name: _____
Capacity: _____ Capacity: _____

STATE OF MO }
COUNTY OF St. Louis }

On this 6 of November, 2019 before me, a notary public, personally appeared
Matt Bills

_____, known or
identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who
acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Thomas Dodd
Notary Public
Thomas Dodd
Print name
Aug 23, 2021
My commission expires on



THOMAS DODD
My Commission Expires
August 23, 2021
St. Louis County
Commission #17352056