



00236146201900017500020020

02/26/2019 09:44:25 AM

Fee: \$87.00

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

Cesario Flores
471 Birch Street
Junction City, Oregon 97448

Warranty Deed

For good and valuable consideration of Seven Thousand Four Hundred Ninety Nine Dollars (\$7499.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Alliance Ventures LLC (GRANTOR), a Missouri Limited Liability Company whose address is 131 West High Street #1172 Jefferson City, MO 65101, does hereby convey to Cesario Flores (GRANTEE), whose mailing address is 471 Birch Street Junction City, Oregon 97448 the following described real property situated in Klamath (COUNTY), Oregon (STATE):

N 1/2 of S 1/2 of LOT 6 IN BLOCK 12 OF KLAMATH FALLS FOREST ESTATES, SYCAN UNIT,
according to the official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon.

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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, AND 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

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Dated: 2/7/19

Grantor Signature:

Robert Shea

Alliance Ventures LLC

By Robert Shea, Managing Member

STATE OF MISSOURI)

COUNTY OF COLE)

The foregoing instrument was acknowledged before me this 7th day of February, 2019
by Robert Shea.

My Commission Expires:

June 14, 2020

Tanya N. Petersen

Notary Public

[SEAL]

TANYA N. PETERSEN
Notary Public - Notary Seal
State of Missouri
County of Cole
My Commission Expires June 14, 2020
Commission #16685192