

2019-011753

Klamath County, Oregon

10/08/2019 02:29:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Zachary Koepp
Landworks Investments, LLC
2355 Westwood Blvd.
Los Angeles, CA 90064

WARRANTY DEED

THE GRANTOR(S),

- Nicholas J. Edwards with a mailing address of 5505 40th Avenue South, Minneapolis, Minnesota 55417,

for and in consideration of: \$9,900, and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Landworks Investments, LLC,

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

Lot 15, Block 22, Klamath Forest Estates
Lot 44, Block 15, Klamath Forest Estates
Lot 20, Block 13, Klamath Forest Estates

259160, 264500, 265242

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.

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:

Nicholas J Edwards

DATED: October 8, 2019

Grantor Signatures:

DATED: _____

Nicholas J Edwards

NICHOLAS J. EDWARDS
5505 40TH AVENUE SOUTH
MINNEAPOLIS, MN 55417

STATE OF MINNESOTA

COUNTY OF HENNEPIN, ss:

This instrument was acknowledged before me on this 8th day of OCTOBER,
by Nicholas J. Edwards.

[Signature]
Notary Public
Signature of person taking
acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires

01/31/2023

