

**2019-012388**

**Klamath County, Oregon**

**10/23/2019 08:07:02 AM**

**Fee: \$92.00**

After recording, return to:

Land Sales, LLC  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703

Until a change is requested,  
all tax statements should be sent to:

Land Sales, LLC  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703

**WARRANTY DEED**

Under ORS 93.850

The grantor,

John Carroll and Donna Carroll  
3805 Apache Dr  
Mount Vernon, WA 98273

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Land Sales, LLC, a Florida Limited Liability Company  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 22 Block 19 of Sprague River Valley Acres, as per Plat recorded in the office  
of the Klamath County Recorder.

Parcel ID: R-3613-006C0-02900-000

Source of Title:

Being the same property conveyed by warranty deed from Michael Johnson to John Carroll and Donna Carroll, recorded Dec 20th, 1995 in the records of the Klamath County Clerk, Oregon. Doc 1995-034616.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 18<sup>th</sup> day of October, 2019, in the presence of: Heather E. Boies - Notary

[Signature]  
Signature  
John Carroll  
Print Name  
Grantor  
Capacity

[Signature]  
Signature  
Donna Carroll  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Washington  
COUNTY OF Skagit

On this 18<sup>th</sup> day of Oct., 2019, before me, Notary Public in and for said state, personally appeared John Carroll and  
Donna Carroll

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me <sup>Heather E. Boies</sup> ~~Boies~~ freely executed the same.

Signature: [Signature]  
Print Name: Heather E. Boies  
Title: Notary Public  
My Commission Expires: 10-24-2021

