

**2019-012512**

**Klamath County, Oregon**

10/25/2019 02:26:01 PM

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,

Karl J. Bender  
2660 State Highway 38  
Drain, OR 97435

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 85, Block 66, Nimrod River Park, 5th Addition

Parcel ID: R-3611-001B0-01800-000

Source of Title:

Being the same property conveyed by warranty deed from Rtroland, Inc. to Karl J. Bender, recorded Mar 2nd, 2006 in the records of the Klamath County Clerk, Oregon. Doc 2006-003882.

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 21 day of OCTOBER, 20 19, in the presence of: MICHELLE GARDNER

Karl J. Bender  
\_\_\_\_\_  
Signature  
Karl J. Bender  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Grantor  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
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 OREGON  
COUNTY OF DOUGLAS

On this 21 day of OCTOBER, 20 19, before me, Notary Public in and for said state, personally appeared KARL J. BENDER

\_\_\_\_\_  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Michelle Gardner  
Print Name: MICHELLE GARDNER  
Title: NOTARY PUBLIC  
My Commission Expires: 5-8-2023

