

2019-014053

Klamath County, Oregon

12/04/2019 08:14:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

WARRANTY DEED

THE GRANTOR(S),

- Gary Roy Aiazzi and Cynthia Jean Aiazzi, husband and wife, Trustees of
The Aiazzi 2012 Family Trust, 1407 Orchard Road, Gardnerville, NV 89410,

for and in consideration of: \$10 and other valuable consideration, and other good and
valuable consideration grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- Ace Land Investments LLC with a mailing address of PO Box 23740,
Overland Park, KS 66283,
the following described real estate, situated in the County of Klamath, State of Oregon:

Block 22, Lot 13, of the 2nd Addition to Nimrod River Park as shown on the map in the
official records of said county.

341375

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:

DATED: 12-2-2019

Gary Roy Aiazzi
Gary Roy Aiazzi
1407 Orchard Road, Gardnerville, NV
89410

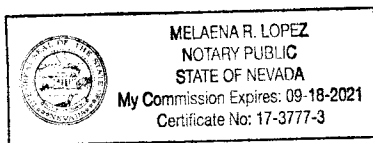
Grantor Signatures:

DATED: 12-2-19

Cynthia Jean Aiazzi
Cynthia Jean Aiazzi
1407 Orchard Road, Gardnerville, NV
89410

STATE OF Nevada
COUNTY OF Carson, ss:

This instrument was acknowledged before me on this 2 day of December, 2019 by Gary Roy Aiazzi and Cynthia Jean Aiazzi, husband and wife, Trustees of The Aiazzi 2012 Family Trust.



Melaina R. Lopez
Notary Public
Signature of person taking
acknowledgment

Personal Ba Notary public
Title (and Rank)

My commission expires 09.18.2021