

2020-000006

Klamath County, Oregon

01/02/2020 08:18:00 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),

- Angela Mendes aka Angela Kitchen and Paul Mendes, 204 Peaceful Valley
LN, Grants Pass, OR 97527,

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 48, Lot 29, of the 4th Addition to Nimrod River Park as shown on map in official
records of said county.

347244

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: 12-19-19

Angela Mendes
Angela Mendes aka Angela Kitchen
204 Peaceful Valley LN, Grants Pass, OR
97527

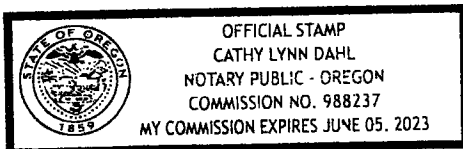
Grantor Signatures:

DATED: 12-19-19

Paul Mendes
Paul Mendes
204 Peaceful Valley LN, Grants Pass, OR
97527

STATE OF Oregon
COUNTY OF Josephine, ss:

This instrument was acknowledged before me on this 19 day of Dec.,
2019 by Angela Mendes aka Angela Kitchen and Paul Mendes.



Cathy Dahl
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 06-05-23