

2020-001721

Klamath County, Oregon

02/12/2020 09:31:01 AM

Fee: \$97.00

Prepared By

Kimberly Cook aka Kimberly Redmond
475 W Sierra Ave #Apt 139
Fresno, California
93704

After Recording Return To

& Send Tax Docs To

Loon Brook Properties
1122 S. Ogden St.
Denver, Colorado
80210

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10) and of other valuable consideration to the below in hand paid to the Grantor(s) known as:

Kimberly Cook also known as Kimberly Redmond, a single individual, residing at 475 W Sierra Ave #Apt 139, Fresno, California, 93704.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Loon Brook Properties with Richard S Mostrom acting as the Principal with a principal office address located at 1624 Market St Suite 202 Apt. 90306, Denver, Colorado, 80202 (hereinafter called the "Grantees") all the rights, title, interest, and claim in one or to the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot 13, Block 3, Oregon Pines, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon APN: R285113 MapTaxLot: R-3511-015C0-04200-000

To have and to hold, the same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever
for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

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Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Date February (11), 2020

Grantor's Signature

Kimberly Cook also known as Kimberly Redmond


475 W Sierra Ave #Apt 139, Fresno, California, 93704

24375 JACKSON AVE APT 5107, MURFREESBORO CA 92562

NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Kimberly Marie Fay Rehn whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of February, 2020.

 (SEAL)
Notary Public

My Commission Expires: July 1, 2020

