

2020-004583

Klamath County, Oregon

04/10/2020 08:59:46 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Land Duo, LLC
5448 Apex Peakway, STE 107
Apex, NC 27502

WARRANTY DEED

THE GRANTOR(S),

- Robert Monroe Webb, successor Trustee of The Webb Living Trust, u/a/d November 18, 1997, with mailing address of 14 Windjammer Ct., Long Beach, CA 90803,

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

- The Land Duo, LLC, a North Carolina Limited Liability Company with a mailing address of 5448 Apex Peakway, STE 107, Apex, NC 27502, the following described real estate, situated in the County of Klamath, State of Oregon:

Lots 13, Block 53, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon.

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:

Grantor Signatures:

DATED: 4-9-2020

DATED: _____

Robert Monroe Webb
Robert Monroe Webb

STATE OF California COUNTY
OF Orange ss:

This instrument was acknowledged before me on this 9th day of April 2020 by
Robert Monroe Webb



[Signature]

Notary Public

Signature of person taking acknowledgment

Gilberto Cerrillos, Notary Public
Title (and Rank)

My commission expires 10/21/2023