

2020-006246

Klamath County, Oregon

05/20/2020 08:06:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
MICHAEL K. STAHLSCHMIDT AND LESLIE M. BENEDICT
21042 W. BITTERSWEET DRIVE
MUNDELEIN, IL 60060

WARRANTY DEED

THE GRANTOR:

- VACANT LAND USA, LLC, 30 N Gould St, Sheridan, WY, 82801,

for and in consideration of \$10 (ten dollars) and other good and valuable consideration grants, bargains, sells, conveys and warranties to

THE GRANTEES:

- Michael B. Stahlschmidt and Leslie M. Benedict, husband and wife,
21042 W. Bittersweet Drive, Mundelein, IL, 60060

the following described real estate situated in the County of Klamath,
State of Oregon:

LOT 2, BLOCK 15, NIMROD RIVER PARK, 2ND ADDITION

R338487

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 Signature:

05/19/2020

DATED:-----

Anne Samuel

Anne Samuel
Vacant Land USA, LLC
30 N Gould St
Sheridan WY 82801

STATE OF: Virginia

COUNTY OF: Chesterfield

This instrument was acknowledged before me on this 19th day of May by Anne Samuel, Vacant Land USA, LLC



Tanisha Nicole Mosby

Notary Public
Signature of person taking
acknowledgment
Notary Public - Chesterfield County, VA

Title and (Rank)

My commission expires July 31, 2021