

2020-006831

Klamath County, Oregon

06/04/2020 09:48:22 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Land Hunter Group, LLC  
7820B Wormans Mill Rd, Suite 207  
Frederick, MD 21701

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**WARRANTY DEED**

THE GRANTOR(S),

- Christopher Gfell, 7701 Ralston Rd #B, Arvada, CO 80002,

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

- Land Hunter Group, LLC, a MD Limited Liability Company with a mailing address of 7820B Wormans Mill Rd, Suite 207, Frederick MD 21701,

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

BLOCK 18, LOT 12, SECOND ADDITION TO NIMROD RIVER PARK

340125

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 the 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

*C. G.*

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 LAWSUITES 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: 5/27/20

DATED: \_\_\_\_\_

Christopher Gfell

Christopher Gfell  
7701 Ralston Rd #B  
Arvada CO 80002

STATE OF Colorado

COUNTY OF Jefferson, ss:

This instrument was acknowledged before me on this 27<sup>th</sup> day of May, 2020 by Christopher Gfell.

DIBESH KANSAKAR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144018308  
MY COMMISSION EXPIRES MAY 1, 2022

D. Sir

Notary Public

Signature of person taking acknowledgment

Relationship Banker  
Title (and Rank)

My commission expires 5/1/2022