

**2020-007197**

**Klamath County, Oregon**

**06/11/2020 03:48:28 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Ace Land Investments LLC  
PO Box 23740  
Overland Park, KS 66283

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**WARRANTY DEED**

THE GRANTOR(S),

- Jeffery Lee Rawdon, 101 Quapaw Pl, Jacksonville, AR 72076,

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 78, Lot 28, 8th Addition to Nimrod River Park

346824

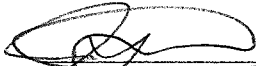
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 5-31-20



Jeffery Lee Rawdon  
101 Quapaw Pl, Jacksonville, AR 72076

**Grantor Signatures:**

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

\_\_\_\_\_

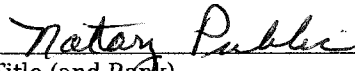
STATE OF Arkansas  
COUNTY OF Pulaski, ss:

This instrument was acknowledged before me on this 31 day of May,  
2020 by Jeffery Lee Rawdon.



Notary Public

Signature of person taking  
acknowledgment



Title (and Rank)

My commission expires 8/23/2029

