

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:
Rogue Riches, LLC

GRANTEE'S NAME:
Christopher James Sanford

AFTER RECORDING RETURN TO:
Order No.: 60222005622-CR
Christopher James Sanford
5441 Wiles Rd., Apt. 201
Coconut Creek, FL 33073

SEND TAX STATEMENTS TO:
Christopher James Sanford
5441 Wiles Rd., Apt. 201
Coconut Creek, FL 33073

APN: R-3613-006A0-03-400-000
Vacant Land, Beatty, OR 97621

2020-009462

Klamath County, Oregon

08/03/2020 11:24:14 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rogue Riches, LLC, Grantor, conveys and warrants to **Christopher James Sanford**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00). (See ORS 93.030).

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/31/2020

Rogue Riches, LLC

BY: Melissa Simpson, Member
Melissa Simpson, Member

BY: Karen Newmyer, Member
Karen Newmyer, Member

State of FLORIDA
County of OKALOOSA

This instrument was acknowledged before me on 31 July 2020 by Melissa Simpson and Karen Newmyer as Managers of Rogue Riches, LLC. By means of physical presence.

Mary E. Harris
Notary Public - State of Florida FLORIDA
My Commission Expires: 28 AUGUST 2023

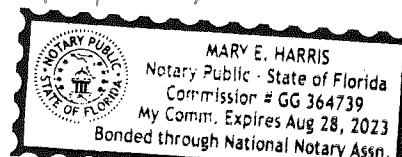


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 of Section 6, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 1 1/2 inch iron pipe with brass cap marking the Southeast corner of the said Northeast quarter of Section 6; thence South 89°57'08" West along the Southerly line of said Northeast quarter, 928.70 feet to a 1/2 inch iron pin marking the POINT OF BEGINNING for this description; thence continuing South 89°57'08" West along said Southerly line of said Northeast quarter, 440.00 feet to a 1/2 inch iron pin; thence leaving said Southerly line North 499.63 feet; thence East 440.00 feet; thence South 499.27 feet to the point of beginning.