

**2020-010286**

**Klamath County, Oregon**

**08/18/2020 08:34:54 AM**

**Fee: \$87.00**

WHEN RECORDED MAIL TO:

Westward Land Holdings, LLC  
1624 Market St. Suite 202-92466  
Denver, CO 80202

**\*Send Tax Statements to the above address**

## **WARRANTY DEED**

THE GRANTOR(S), MILO G. KVIDERA, with a mailing address of 233 Rogue River Hwy, Grants Pass, OR 97527 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Westward Land Holdings, LLC, a Wyoming Limited Liability Company with a mailing address of 1624 Market St. Suite 202-92466, Denver, CO 80202 the following described real estate situated in the County of KLAMATH, State of OREGON:

**Parcel ID:**  
R774978

### **Recorder: Legal Description**

LOT 7 BLOCK 71 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 3 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Current 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 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.

Dated: 8/14/2020

Signature: Milo G. Kvidera

Milo G. Kvidera  
233 Rogue River Hwy  
Grants Pass, OR 97527

**Acknowledgment of Individual**

STATE OF Oregon

COUNTY OF Josephine

The foregoing instrument was acknowledged before me this August 14, 2020 (date), by  
Milo G. Kvidera, who is personally known to me or who has produced  
ODL (type of identification) as identification.

**Notary Public**

Mary Jane Wilson  
Notary Signature

Printed Name: Mary J Wilson

My Commission Expires: June 9, 2023

Commission # 988246

