

2020-010386

Klamath County, Oregon

08/19/2020 03:57:26 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Land Duo, LLC
964 High House Road #3004
Cary, NC 27513

WARRANTY DEED

THE GRANTOR(S),

- Timothy G. Kruse and Carol D. Kruse, with mailing address of 900 Lakeview Ct, Fairfield, CA 94534,

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

- The Land Duo, LLC, a North Carolina Limited Liability Company with a mailing address of 964 High
House Road #3004, Cary, NC 27513, the following described real estate, situated in the County of Klamath,
State of Oregon:

Lot 9, Block 82, Klamath Falls Forest Estates, Highway 66, Plat 4 Klamath County, Oregon.

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: 8/19/20

[Signature]

Timothy G. Kruse

Grantor Signatures:

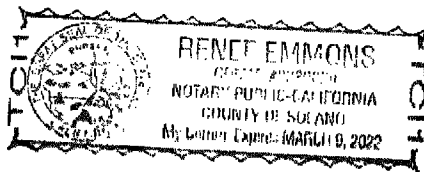
DATED: 8-19-20

[Signature]

Carol D. Kruse

STATE OF CA COUNTY
OF Solano, ss:

This instrument was acknowledged before me on this 19 day of August, 2020 by
Timothy G. Kruse and Carol D. Kruse



[Signature]

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 3/19/2022