

2020-010395

Klamath County, Oregon

08/20/2020 08:28:28 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

WARRANTY DEED

THE GRANTOR(S), Zachary Koepp as to Parcels 1, 3, 4 and 5, and of LandWorks Investments, LLC as to Parcel 2 of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Land Hunter Group, LLC of 7820B Wormans Mill Rd Suite 207, Frederick, MD 21701 the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel 1
Klamath Falls Forest Estates Hwy 66 PLAT #4 BLK-117 LOT-31

Parcel 2

NIMROD RIVER PARK 5TH ADDITION BLK-55 LOT-5

Parcel 3

NIMROD RIVER PARK 3RD ADDITION, BLOCK 24, LOT 19

Parcel 4

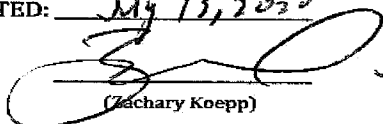
LOT 1, BLOCK 5 OF SPRAGUE RIVER VALLEY ACRES, AS PER PLAY RECORDED IN RECORDS OF SAID COUNTY

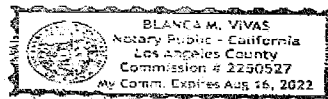
Parcel 5

BLOCK 17, LOT 8 OF THE 2ND ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

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.

Grantor Signatures:

DATED: July 13, 2020

(Zachary Koepp)



DATED: July 13, 2020


(LandWorks Investments, LLC. Authorized signature from Zachary Koepp as sole owner/operator of LandWorks Investments, LLC.)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

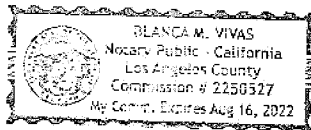
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On July 13, 2020 before me, Blanca M Vivas, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Zachary Koepf
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Blanca M Vivas
Signature of Notary Public**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty Deed.

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____