

2020-011522

Klamath County, Oregon

09/10/2020 02:26:00 PM

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),

- Joseph C. Galkoski and Violet J. Galkoski, 8617 ARMINDA CIR, UNIT 19,
SANTEE, CA 92071,

for and in consideration of: \$3167.97 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Land Hunter Group, LLC, a MD Limited Liability Company with a
mailing address of 7820B Wormans Mill Rd, Suite 207, Frederick MD
21701.,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 13, Block 81 Klamath Falls Forest Estates, Highway 66, Plat 4

383043

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: 8-31-20

8-31-20
jc galkoski
Joseph C. Galkoski
8617 ARMINDA CIR, UNIT 19, SANTEE,
CA 92071

Grantor Signatures:

DATED: 8-31-20

Violet J. Galkoski
Violet J. Galkoski
8617 ARMINDA CIR, UNIT 19, SANTEE,
CA 92071

STATE OF California
COUNTY OF San Diego, ss:

This instrument was acknowledged before me on this 31 day of August,
2020 by Joseph C. Galkoski and Violet J. Galkoski.

A Notary Public or other
officer completing this
Certificate verifies only the
identity of the individuals
who signed the document
to which this Certificate
is attached, and not the
truthfulness, accuracy, or
validity of the document.

Joan Louise Rozeboom
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 5/21/2022

