

2020-012155

Klamath County, Oregon

09/23/2020 02:44:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Neal S Jacobsen
6928 Quarry Rd NE
Silverton, OR 97381

WARRANTY DEED

THE GRANTOR(S),

The Land Duo, LLC, a North Carolina Limited Liability Company with a mailing address of 5448 Apex Peakway, STE 107, Apex, NC 27502,

for and in consideration of: Eleven Thousand Dollars (\$11,000) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Neal S Jacobsen, an individual, with a mailing address of 6928 Quarry Rd NE, Silverton, OR, 97381, the following described real estate, situated in the County of Klamath, State of Oregon:

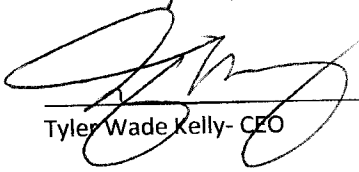
Lot 16 of Block 102 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, County of Klamath, State of Oregon. Property Address: 11251 Sandpiper Lane, Bonanza, OR 97623

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.

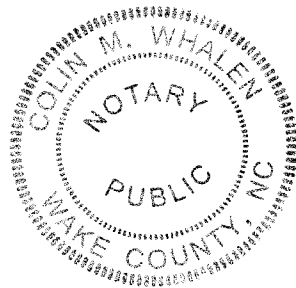
Grantor Signatures:

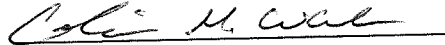
DATED: 9/14/2020


Tyler Wade Kelly- CEO

STATE OF NC COUNTY
OF Wake, ss:

This instrument was acknowledged before me on this 4 day of September, 2020 by
Tyler Wade Kelly.





Notary Public

Signature of person taking acknowledgment

Colin Whalen, Notary Public

Title (and Rank)

My commission expires 1/13/25